Beautiful Homes

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Beautiful Homes

200 PLANS

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Preface

"Beautiful Homes" is dedicated to the future home-builder in order that he may have the finest possible selection of homes unlimited in variety of design that has ever been assembled in one book.

We hope that "Beautiful Homes" will create a wider and keener appreciation of good architecture in home planning and will do its part in raising the standard of home-building both at home and abroad.

There are more than two hundred plans in this book ranging from the home of modest size in frame or stucco, to the more elaborate and larger residence built of brick, tile, or stone. Each design is a beautiful home with plans carefully executed. The plans are proven, because the homes are already built. They represent the latest types, and some are charming California homes in the popular Italian and Spanish treatment; the work of Mr. E. W. Stillwell, one of the leading architects on the Pacific coast. We are greatly pleased to present Mr. Stillwell's high-class work in "Beautiful Homes", knowing that he subscribes to the purpose for which this book is published.

The editorial matter is contributed by authorities of the highest order comprising a wide range of practical subjects of vital concern to every home-owner.

"BEAUTIFUL HOMES"—*the home-builder's guide.*

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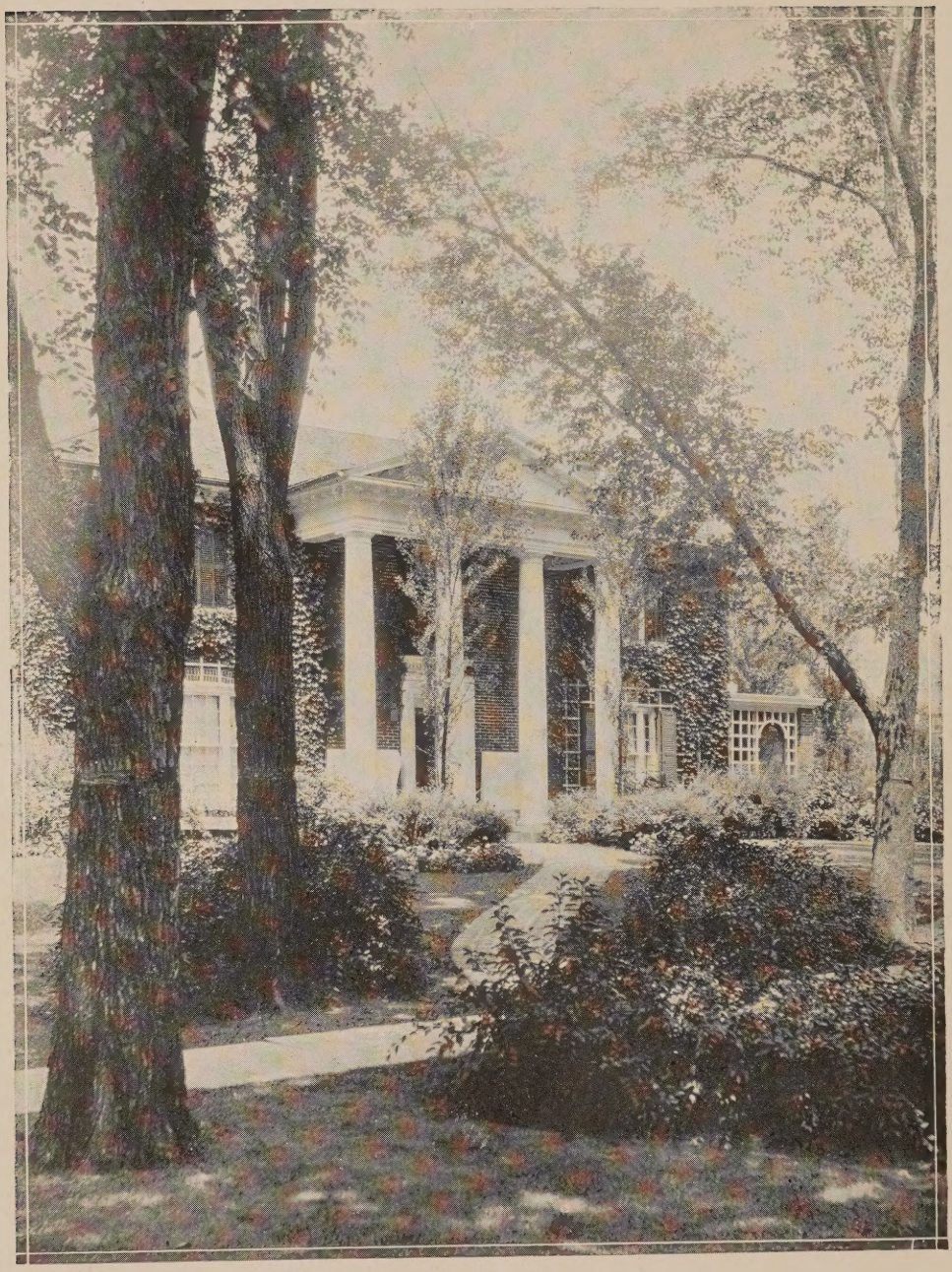


White pillared columns of the Colonial type

BEAUTIFUL HOMES

How to Make Your Home Distinctive

IS your house one of those charming homes that make people exclaim, "Oh, isn't that a beautiful place, it's so different," or does it happen that your home is just one of many and looks like all the other houses on the street?

If it falls in the first class there is no need for more concern, but if your house is not all that you wish it were, perhaps a little study of certain features that give a house distinction, will be of aid in transforming the place or, if building a new house, in giving a home that fills every wish artistically as well as practically.

Perhaps the first thing that will bear consideration is the site. Of course in the average large city there is not much opportunity in crowded city limits to obtain a site particularly different from any other. Especially is this true if the city is laid out in squares or blocks, with lots that vary from fifty by one hundred and twenty, to seventy foot lots that run perhaps two hundred feet deep. But even with the restriction of size as regards street frontage and depth, there is often a way to place the house so that it will stand out apart from other homes, as being well located and pleasingly balanced.

In the illustrations, the most has been made of the building sites by placing these homes the wide way of the lots, so that they are very inviting, and are generous and hospitable in appearance. These houses are placed well back from the street, as indeed is the usual custom, established by the restrictions in the better residence districts. Needless to say, having the house set well back from the street is what one would choose in any case, but when shallow lots force the placing of the house near the street this disadvantage can often be discounted by certain architectural features which give an air of seclusion, such as the placing of hedges or gateways. Enclosing porches or vine clad vestibules often serve this purpose as may be seen in the attractive home shown in the frontispiece, together with a happy planting scheme.

The lines of the house itself are always an important factor in making a home attractive from the outside. If the place is a "wee house" then it will be cosy and informal in appearance, simple and modest in line. The larger house may be picturesque in its composition, with a seemingly complicated roof, with walls recessed, and a fine bay of windows, as in the first illustration; very charming in design and delightful as a whole. When the house is studied it will usually develop that the seeming complication is only the logical working out of the plan, and the uses to which the different parts are to be made to serve.

After actually settling on dimensions, general lines and design as regards type, the choice of materials will be the next encounter; and this encounter will doubtless be most pleasant, such is the wide variety of materials now on the market, from which choice may be made. It

should be a pleasant task to decide on the right material through the medium of which the house shall be builded into a reality.

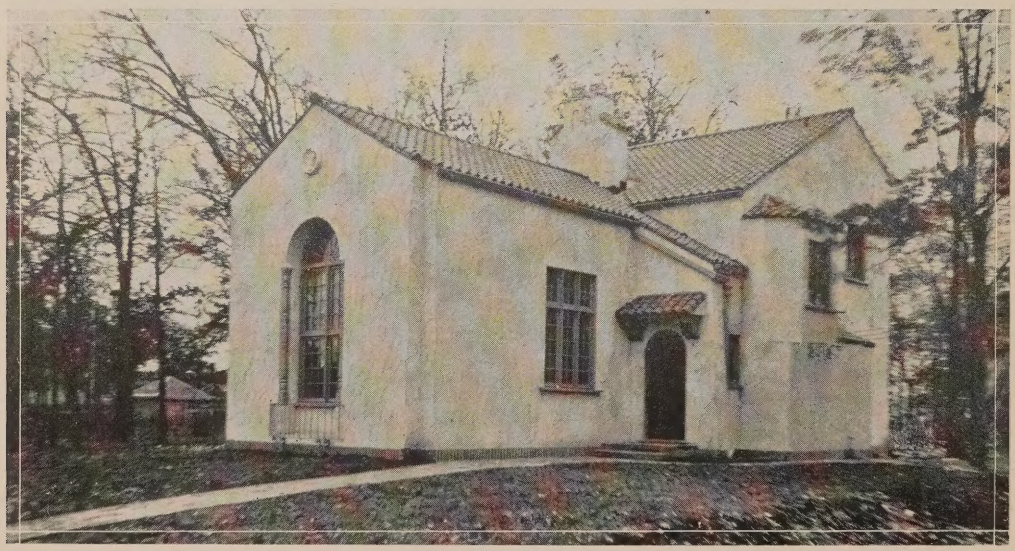
The Colonial house which is now in such favor is usually built of clapboards or shingles. Many of the houses of old world design, which are perhaps equally popular, are developed in stucco or plaster which lends itself to varied handling. In one of the illustrations an unusual and rather decorative form of trowelling makes this stucco appear like some special material, and the roof, covered with shingles of many hues, gives a pleasing effect that goes well with this type of home.

The shingled wall suggests the house of low rambling lines or the bungalow type of home yet this can also be employed as well as plain clapboards, to give a more formal appearance to a house. Another combination of materials which makes a house attractive, worked out formally or informally, is the use of half timber construction with plaster or brick. The house of English Tudor or Elizabethan period gives the excellent examples of half timber construction.

Brick will be the material to choose perhaps for the strictly formal house but it may also be used in combination with other materials for the house of rustic type, especially if rough brick is chosen for the trimmings, for porch pillars and chimneys. A very pleasing use of brick with plaster is shown in the illustration. By its employment a certain substantial air is given to the place. Brick always gives a sense of performance and for this reason gives the place sturdy and substantial lines.

The windows, the placing of the chimneys, the porches and terraces or pergolas are features that give a house distinction. Striving for simplicity of effect will usually bring happier results than the adoption of unusual or elaborate effects. But each house will have its needs and to fill these needs correctly observation and study of other houses will often give a solution to a problem, as for instance, "where to put the veranda" or suggestions as to style or type of entrance.

The placing of a chimney at the front of the house sometimes gives a touch of originality to the structure, as in the illustration, while a very inviting entrance



A home unusual in wall and roof treatment *Percy Dwight Bentley, Architect*

Chester A. Patterson, Architect

A quaint colonial home—with an enclosing fence

to the house has been built in the angle of the wall and the porch. Chimneys of the Colonial house are equally effective.

In addition to the actual architectural features of the house which are a necessary part, there are certain other features which give a desirable note to the place. Among such features are the use of blinds, awnings and wrought iron work, as railings, trimmings for doorway or windows, exterior lighting fixtures such as lanterns and lamp standards at the entrance of the house.

The color scheme of the place will make or mar it. A jumble of color which may go exceedingly well with an adobe house of gay Spanish style, or with the plaster house that hints of Venetian colors would be entirely out of place used on a large house of formal type. The larger place must be carefully studied if color is to be used in good taste. It can, however, be given the distinction one desires for a home, by the choice of a very simple color scheme that by its very simplicity allures. What is more pleasing to the eye than the home developed in the white of Colonial choice or soft gray with white trim and perhaps a touch of green, or blue-green for relief, used on blinds or roof? The shingled house in natural stain, is also distinctive by its simplicity. Light colors are in favor now and as a rule they give size while the dark colors, of course, tend to decrease the size of a house, while perhaps making it more obtrusive. The choice of colors or color schemes should be governed by these considerations.

The final touch to the place will be the planting scheme and it can make the house one of the notable places of the street or of the town if it is done just right. A green lawn is the most beautiful foreground one can choose, and the placing of shrubs and plants will be the next thing to decide upon. Many people do not care for plants banked against the house, but as a general thing they soften and seem to connect the house and grounds besides furnishing flowers and greenery for use.

If your house is still a dream, a plan

that is to take shape in the future, you will want it to have an individual if not an original air. It is well to study the features which would make it such a place. If your house is already completed, then a remodeling, or perhaps changing of some slight feature may give it the desired touch. If it so happens that in line and general construction you cannot change it, then soften it by a good color scheme or a skillful planting arrangement that will emphasize the good points of the place.

A tiny hedge may outline the irregular curves of the walk. If extending wings of the house form a court this may be enclosed with a hedge or possibly with a Colonial fence, if the house is Colonial in type, as shown in one of the illustrations. Plants or a low hedge may furnish a natural balustrade for a low terrace, and serve as a screen at the same time. Generally the planting is set to give a balance, either symmetrical or otherwise, to the house itself, or possibly to frame the picture as a whole.

An Inviting Entrance

Someone has said, "It is a solemn thing to build the exterior of a house."

The Building of It

Things You Should Know About Construction

The Exterior Wall

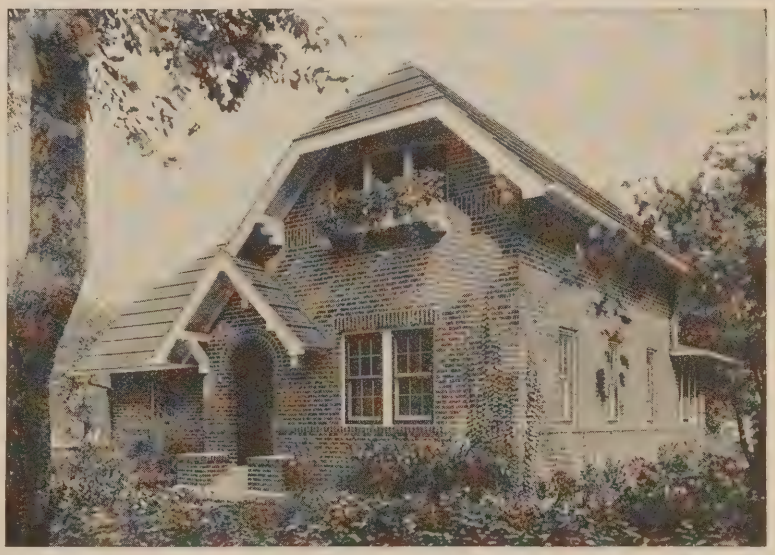
In order that you, a prospective home builder, may have the very latest information on "things you should know about construction," we set forth in the articles which follow, facts regarding construction and building materials that are authentic.

In the first series of articles, information is given on the subject of the Exterior wall. Further on in the book various subjects are covered; see contents page.

The building of a house is to most people an investment of the first magnitude and the details of its construction remain factors which contribute to their well-being. The home should be well constructed, whether the walls are built of brick, tile, concrete or wood, and we make this statement unqualifiedly.

The Face Brick Wall

THE use of brick goes back to the dawn of civilization. Brick taken from excavations in old Babylonia dating back, according to the archeologist, probably to 4500 B. C., is said to be in as good condition as when made. "Granite disintegrates and crumbles into particles of mica, quartz and feldspar; marble soon moulders into dust of carbonate of lime, but hard-burnt clay endures forever in the ancient landmarks of mankind," says Sir Charles Lyell's *Antiquity of Man.*



Substantially and warmly built. *L. J. Batcheldor, Architect*

It is a long step from the primitive methods of mixing and moulding brick by hand and drying them in the sun to the modern technical methods and power machinery used by the American manufacturer. The argillaceous earth and clay of which brick is made and which we are likely to think of as so much common mud, often troublesome, is a remark-

ably complex and refined product of untold geologic ages. Known as hydrated silicate of alumina, with sundry intermingled impurities, it is the disintegrated remains of feldspathic rocks which themselves are the product of titanic changes during the early periods of earth formation. As the detritus of these rocks in paleological times, millions of years ago, clay has lain at the site of its origin, or been torn away by some cataclysm, and deposited as sediment on river, lake or ocean bed. Three kinds of clay are utilized, in the main, for the manufacture of brick, surface clays, of which the commoner type of brick is made; shales, which immense pressure has nearly reduced to the form of slate; and fire clays, mined at deeper levels and known for their refractory qualities.

There are three methods of brick manufacture, determined by the kind of brick wanted and the kind of clay; it is either slop or sand mould, wire-cut, or dry-press.

By the first method, the clay, in a soft condition, is pressed by hand or machine into moulds which have been flushed with water—hence the term slop-mould,—or sprinkled with sand, in which case the brick is called sand-mould. By the second method, the clay or shale is ground and tempered into the consistency of a stiff mud which is forced by an auger machine through a die, in the form of a stiff mud ribbon, having the cross section of a brick. This stiff mud ribbon is carried by a belt to a slotted steel table under a series of piano wires strung on a frame which is revolved by the machine at proper intervals, cutting the clay ribbon into the desired sizes. These stiff mud machines will turn out as many as 100,000 face brick a day, and in some common brick plants they are built for a daily output of from 250,000 to 300,000. The dry press method reduces the clay to a fine granular form which is then, in nearly a dry condition, forced, under immense pressure, into the proper sized moulds.

Garden Gate—Long Island

Nothing, perhaps, is more effective for garden work and garden accessories than brick. Garden walls, gateways, and walks, fountains, pergolas, summer pavilions, terrace walls and steps: in all of these a touch of brick work with its warmth of color adds a charming note. For walks, terrace and porch floors, the standard forms of brick may be used laid flat or edgewise, or a brick made purposely in the form of a tile, with rough or smooth surface, as the case may require.

The Hollow Brick Wall

One of the newer types of brick work is the ideal or hollow brick wall, either 8 or 12 inches in thickness. In this construction the bricks are set on edge in the wall in somewhat of a honey-comb fashion, bonded every four inches. This gives a 4-inch air space through the entire extent of the wall, and every alternate brick bonded through the wall, for an 8-inch wall. The construction may be expanded to a 12-inch wall with two air spaces.

The Stucco Wall

THE term stucco has an appeal to home builders. The name stucco is of course a broad term applied to an outside plastered wall and without particular reference to or carrying significance as to the kind of material of which stucco is made. In the olden days stucco ranged from the adobe clay to the crudely burned lime, and though it served the purpose, it is far removed from the stucco of today.

Many interesting items can be told of stucco, its uses and methods of manufacture which go back into early history. In this article, however, our purpose is to tell about stucco in its present day form, the result of very modern and efficient methods of manufacture, of a material which has not only come to stay but has come into great favor as a dependable wall coating. This coating may be said to be of two varieties, Portland cement stucco and Magnesite stucco. Stucco has now become standardized. The standard is authentic and is based upon years of tests. However, a personal element enters into the proposition and the quality of a stucco job is dependent upon the quality of workmanship in its application, irrespective of whether the material used is Portland cement or Magnesite. There must be correct proportions in the mixture and the mixture intelligently applied.

Stucco is a wonderfully useful surfacing material both as to new buildings and in modernizing old dwellings. Take a house that has stood for thirty, forty or fifty years, with the ouside walls covered with siding. By applying directly over the siding, either metal lath or one of the reliable stucco base materials, and applying a three coat job of stucco, we have a new building, not only in appearance but a building to which has been given added insulation from heat and cold, and made to last another fifty years. The beauty of all this is that you can obtain a new house out of an old house by this method at a ridiculously low expense.

A stucco wall has a number of important advantages. It serves as an exterior surface that is both permanent and fire resistant. It reduces the cost of upkeep, as painting is limited to the moulding trim and the doors and windows. Used in combination with face brick or with hollow tile, almost every conceivable variation of color scheme is possible. We illustrate some of the beautiful work where stucco has been used, showing one of the many textural finishes that may be secured.

Magnesite stucco is frequently used in conjunction with stone dash finishes. Beautiful effects may be secured by interblending different colors of stone dash. Of late, the fashion in this connection has changed in that a large number of the better class of buildings and expensive residences are being finished with Magnesite stucco, leaving the finish coat of stucco in its natural color, or tinted in such colors as creams, buffs, pinks, grays or greens. Such a surface may be given a stipple finish or a sponge finish to suit the taste.

The base or under wall for a stucco finish may be of several different types of construction. It may be brick or tile surfaced over with stucco; it may be stucco over metal lath, steel fabric or special stucco base.

Certain standard textural finishes are the ones best adapted to the average

The Stucco Bungalow with Natural Gray Finished Wall

house. Such finishes are commonly known as sand floated, spatter dash, pebble dash and stippled. Any of these can be applied by the ordinary skillful workman without undue cost. A stippled texture is one of the best for giving a moderate roughness suited to most houses and locations. It has also the advantage of being almost "foolproof"—that is, its appearance is almost sure to be pleasing even under the hand of a mediocre workman. In a locality where the very best labor is not obtainable, such a finish is extremely useful. In all the more unusual texture finishes the underlying motif is the frank exhibition of the technique of application. The mark of trowel and float is not concealed, but is even accentuated to produce the proper impression. It might be likened to the bold brushstrokes of the painter in oils, who not only does not seek to conceal, but sometimes emphasizes the light and shadow by a lavish use of his pigments. So the strokes of the plasterer's tools are manipulated to give an interesting surface to stucco—to impart character to plain wall areas and to produce that air of informality so desirable in the country house.

At first glance, these finishes look simple of execution because of their seeming lack of careful workmanship, but in reality they require great skill in application. One of the unexpectced features is the difficulty of persuading the average plasterer to forget his love of true, smooth surfaces and to deliberately produce what to him appears a poor job.

It is a wise precaution to use a small portion of wall in an out-of-the-way part of the house for experimental purposes. The workman then applies, in the presence of the owner, say six square feet of the chosen texture. If it does not meet with approval it is at once scraped off before it has hardened and the effort repeated until a satisfactory finish is secured. This acts as a comparison sample

for the whole of the house. In judging texture, it is essential to do so at a sufficient distance to allow proper perspective.

A finish of great possibilities and one which is coming to be much used results from allowing the trowel or float, drawn in a semicircular direction, to form slight ridges in the stucco, these ridges overlapping or rather joining each other at various angles. This gives a moderately smooth surface broken up by the circular float marking. Especially under oblique light, these markings are thrown into relief and by the contrast of bright lights and shadows impart an effect extremely attractive. This finish forms a fine background for vines and gives a texture sufficiently rough to afford good support for them.

A rougher and more unstudied finish than the one just described is obtained by depositing mortar, with the float, in haphazard masses and without any effort toward continuity of surface or level. Practically no limit exists as to the variations possible with this finish. In one the impress of the float is more or less patterned and regular; in another the irregularity is so marked as to give almost the effect of an unfinished surface. This type of texture must be employed with great caution to avoid an eccentric or bizarre finish.

Some Rules for Application

1—Where there is a large or unbroken surface, with stucco finish, a surface treatment which will give a textural effect adds greatly to the beauty of the wall. The surface treatment chosen in specifying the finish is a very important matter. Textural finishes must be chosen with care and judgment in order that the desired effect should not be overdone or bizarre.

2—The proper overhang and drip should be provided for all window sills and other horizontal woodwork, and some stop should be provided at the ends to avoid the concentration of water over the end of the sill.

3—There should be no horizontal surfaces of stucco on which water can collect. Liberal and discriminating use of flashings should be made wherever water might get behind stucco—such as roof and wall intersections, under joints of masonry trim, etc.

4—Chimneys should be covered with impervious caps to avoid unprotected stucco at top of chimney. Chimneys should be wrapped with metal lath before stuccoing.

5—With self furring metal lath or stucco base nail the lath or base directly to the sheathing.

6—Never use metal lath or nails that are not galvanized or painted.

7—Never fail to protect your corners, columns, etc., with galvanized metal lath, wire cloth or stucco base.

8—Never apply stucco less than a total thickness of ¾ inch from the outer face of lath or plaster base. Two coat work may be used, but three coat work is to be preferred.

9—Never add lime to exceed ten percent of the cement by volume to your cement mortar used in laying up masonry walls to be covered with stucco.

10—Never apply stucco to hollow tile, brick, or other porous surfaces without first spraying them thoroughly.

Tinting of the Stucco Wall

PROPERLY handled, stucco affords a wide range of colors and yet, because of certain inherent limitations, it does not allow any great errors to be made in choosing colors. An almost infiinite number of shades is available, but because these shades are soft and subdued they combine well with any architecture or setting. Unless a deliberate effort is made to secure brilliant or decided colors, most of the higher-toned stuccos of today will yield pleasing tones.

To deal specifically with color combinations or to recommend particular shades for one type or another of a house is as impossible as specifying or giving advice on the color of a gown or scarf—it is really a field where individuality must have free play. However, there are certain general rules to which it is advisable to adhere, though, of course, like all rules, they may be broken.

First of all, a smooth, pure white finish is not usually advisable for any city or even semi-suburban location where the air is smoke-laden and carries smoke and dust to discolor the walls. It is better, frankly, to recognize this limitation which is common to all white surfaces, whether paint, stucco, or marble. One need only substitute for pure white, a delicate cream or warm buff tone, which any reasonable amount of smoke will only mellow, without being so apparent as on a white surface.

Color in stucco is obtained in two ways: by the natural method and by the artificial.

The term "natural" is used because the color is imparted by naturally colored

Showing the Beauty of Pure White Sand Float Stucco Finish

sand, pebbles or stone chips in conjunction with white portland or magnesite stucco. With the advent of white cement, color in stucco was made possible because the background of white permitted the color tones of sand or stone to be exhibited in their full value.

Pure white is the simplest of all and merely requires a clean white sand or crushed marble and white cement. Equally simple are the creams, buffs and light browns, for these may be imparted by an ordinary yellow or brownish sand, often available from nearby sources and at a comparatively low cost.

In the securing of color by natural methods the tones are all subdued and easily adapted for harmonizing with the surroundings. Where a striking, pronounced and more vivid tone is desirable, resort is made to coloring by means of powdered mineral pigment mixed with the stucco.

The Hollow Tile Wall

RAPID and important advances have been made in the manufacture of building tile which has brought this material to the fore. It is a material having many advantages and is universally employed in the construction of buildings.

Tile, generally referred to as hollow tile, may be used in wall construction of residences either as a backing wall to be faced with brick or stucco, or when made with a glazed texture surface no other material is placed in front of it and we have thru the development of the industry a beautiful face tile wall. This texture tile is made in dark, rich brownish shades or in unglazed or "combed" surface.

The colors range from mixed shades of light brown in the unglazed to mixed shades of dark brown in the glazed. It is readily handled and laid. The 6x12x5-inch tile weighs 16 pounds. The 8x12x5-inch tile weighs 18 pounds and replaces six common bricks.

The large units have an advantage in being quickly and easily laid. These also give a different and larger scale to the finished house.

In residence construction today, the unglazed scored face hollow tile and the finished surface hollow tile are particularly desirable and are increasingly popular. The mixed shades of brown of the finished surface tile, contrast very artistically and effectively with the white, black, or cream colored mortar joints.

In either case, you have a real home—one that is cool and comfortable in summer, easily kept warm in winter, economically constructed, repair free and permanent in every sense of the word.

The face tile appear to best advantage when set in ⅜-inch mortar joints. If thus laid, each tile will build up approximately four-ninths of a square foot of wall surface.

While many of the hollow tile residences have the stucco and inside plastering applied directly to the tile wall, it is recommended, especially in northern part of the country, that the tile be furred and lathed on the inside.

Tile should be so built in the wall that all open ends of the cells are sealed up to preserve the insulating value of the air spaces.

A consideration affecting the unit building cost of a tile wall is that on account of building tile being made in large sized units, it not only affords the simplest type of construction but permits of rapid building progress; all of which is favorable to low construction costs.

Siding for Exterior Walls

SIDING for exterior wall covering is no doubt more familiar and more commonly used than any other material. In early Colonial days, the product was pretty rough. It was customary to use several courses of a wide board at the bottom graduating into a narrow siding above. This method is in practice today although the present day product is well finished and uniform. In fact siding is turned out so well milled, that the ends of the boards can be mitred to make an even smooth joint at the corners of the house not requiring the covering of corner boards.

Woods from which siding is generally manufactured are, Cypress, Pine, (sugar pine), Cedar and Fir. These woods are especially suitable for this purpose because they are soft in texture, stay put as the builder says, are light, contain no resin, do not warp and readily take paint or wood stains.

In constructing a lakeside cottage for summer occupancy only, siding may be applied directly over the studs without sheathing and for such purpose it is best to use a siding which has some form of joint such as novelty siding, dropsiding or a wide beveled siding with a shiplap joint which is obtainable in some localities.

Novelty siding is easily obtained and resembles lapsiding when laid. It is tongued and grooved like flooring but the exterior surface is beveled. It is available in 4 and 6" widths at most yards.

Dropsiding is much used on farm buildings. It is also tongued and grooved but only the upper portion of the outer surface is beveled. The bevel is about an inch wide, the remaining surface being the same as on sheeting or flooring. The bevel is sometimes concave instead of straight.

The last named siding, the wide beveled kind with shiplap joints may have to be made up special. On summer cottages a nice effect is obtained by leaving the surface rough and staining.

When applying siding be sure that it is thoroughly seasoned, for if it is not, cracks will soon appear at the joints when it does dry out and then you might just as well have used common boards as a wall covering.

The Stained Shingle Wall

AN all shingled house has a wonderful charm about it especially where the shingles are stain dipped in one of the soft, blending shades of creosote shingle stain. These stains offer an unlimited variety of coclor schemes either for an all shingled wall or in combination with other materials.

Shingles come in different grades, as 5-2 clear and extra star A star 6-2. There are cheaper grades but it is poor economy to use them. By the term 5-2 we mean that five shingles with butts together will be 2" thick.

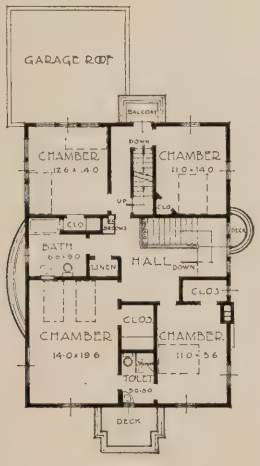
Shingles are manufactured from Cypress, a very enduring wood, Cedar, Fir and Pine. They are usually laid with a 5" exposure on walls and in regular courses. In some instances nice effects are obtainable by the use of alternating wide and narrow courses.

Large size shingles with heavy butts can be secured. They come in 18 and 24 inch lengths already stained and make a very artistic wall covering.

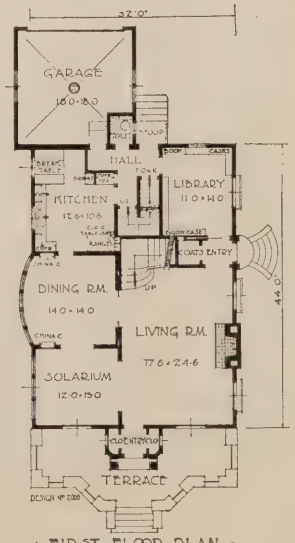
DESIGN NO. 2008

A beautiful colonial residence recently built in Minneapolis. The picture speaks for itself as it brings out the pleasing lines and artistic detail. The exterior is pure white and the roof of green stained shingles; plans, however, provided for a tile roof. When the owner came to build, he made some changes in his plan from the working drawings, which call for a side entrance into the vestibule. The plan also calls for a brick trim, or course running all around the house.

There is a large two car garage attached to the back of house, and is reached from a rear entry, by going down four steps to grade. The rear wall of house adjacent to garage is fireproof. There is a large amusement room in basement, 15x30 feet at the front. The interior detail is colonial with built in sideboard and bookcases.



· SECOND FLOOR PLAN

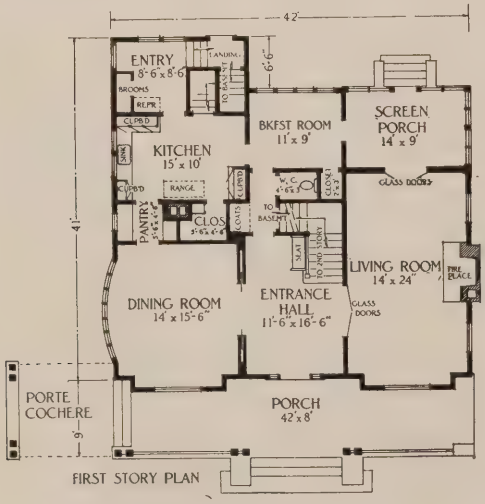


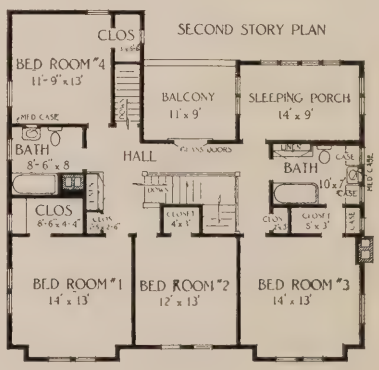
· FIRST FLOOR PLAN ·

DESIGN NO. 1037

The house with a wide frontage is very much to be desired, as rooms are well lighted and the appearance gives one the impression of roominess and comfort. In this home the snow white stucco, the dark red roof and the green foliage satisfy all demands for a harmonious color scheme. The detail of cornice, balustrade and porch columns is rather elaborate and these units fit together to form a most excellent design. While stucco is shown face brick would produce a fine effect as would a tile roof.

The room arrangement is carefully planned, being laid out around the main hall. The circular bay in the dining room is out of the ordinary, but entirely practicable. The living room is as large as any home builder could wish, and has a fireplace. The screen porch could be glazed for cold climates. All the chambers but one have cross ventilation. Two baths make this a thoroughly complete home. It would be possible to place this on a 60 ft. lot, but a 75 ft. one would be much better.





DESIGN NO. 2000.

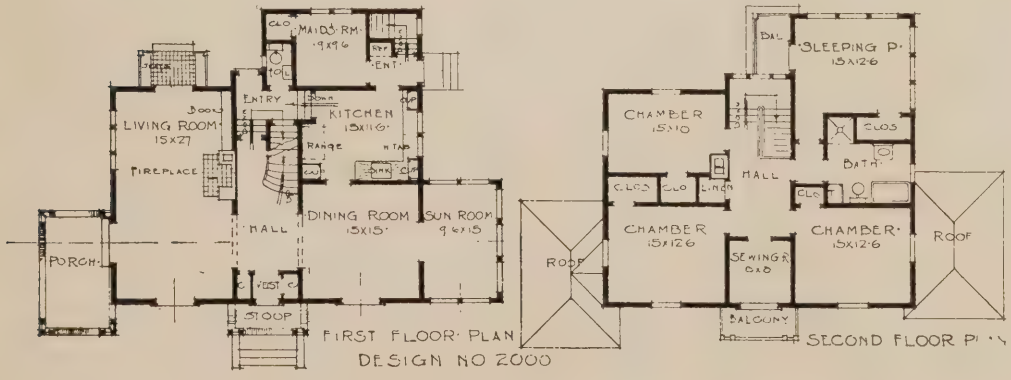
This home is the simplest and yet one of the most economical types in building of the semi-colonial house in the rectangular plan. The entrance is into a central hall, with the arched stair window at the rear. French windows open to rooms on either side of the entrance. Porches form wings at either side. There is a hooded side entrance and beyond it, the lattice enclosed service yard, which stands between the house and the garage.

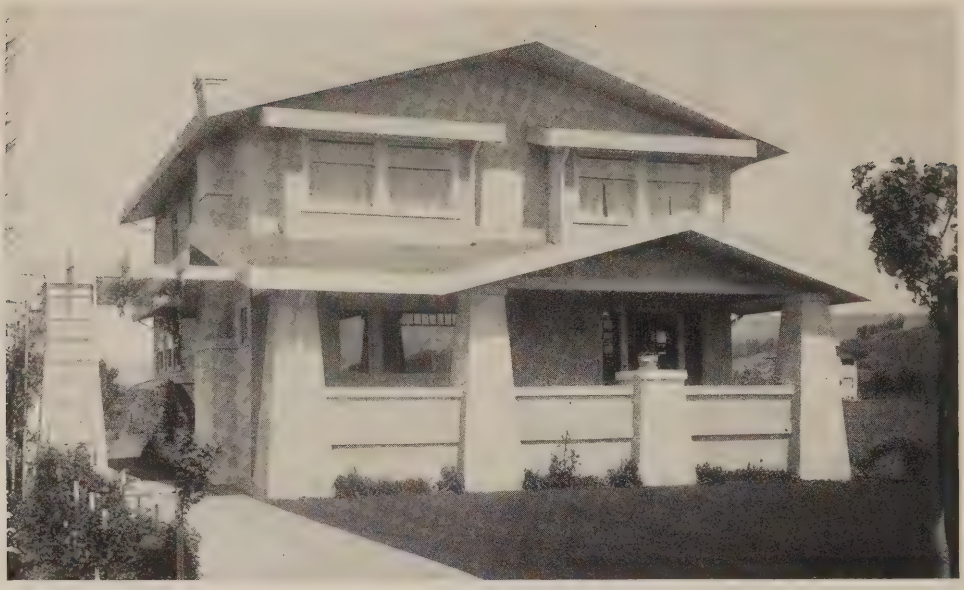
The planting at the side and rear, keeps up the beauty in winter as well as summer; the evergreen trees being even more effective in a setting of snow. The planting about the porches and French windows is luxuriant, and on one side, forms a screen to the window.

While this house is shown to be built of shingles, either siding or a stucco exterior would be equally appropriate. It is a real home which every one will like; it is satisfying, and though of fair size being so simply designed and conveniently planned, readily fits the needs and tastes of the average home builder.

One of the interesting features to the interior arrangement is the sweeping view through all of the front rooms. They all open up so that there is a clear view from the sunroom, across the central hall, through the living room, out onto the side porch.

We would speak of the basement which is well lighted by "area" windows on the sides and rear. This type of window is shown because the house rests close to the ground. The large basement is very carefully arranged as to the placement of the laundry, drying room, vegetable room and location of hot water heating plant. The house is 40x38 feet, exclusive of sunroom and porch.





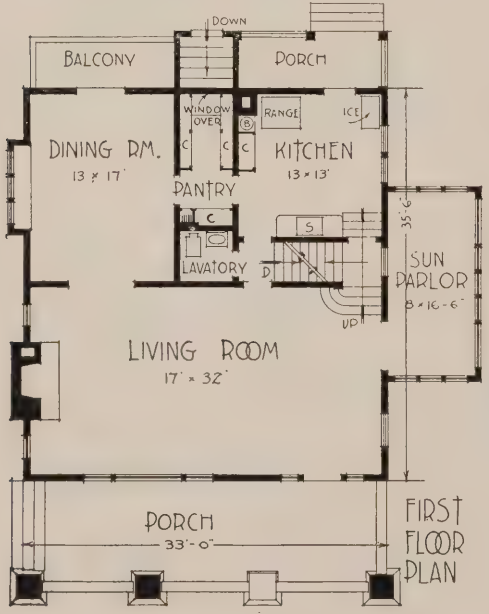
DESIGN NO. 1407.

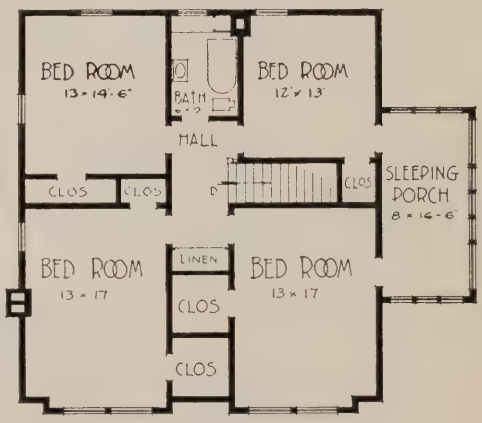
Here is one of our most popular designs, the exterior, of stucco, is very different from the average two-story house. The apparent massiveness of the cement work of the porch does not lead to much expense, and yet the effect of solid masonry is secured.

The main feature of this interior is the magnificent living room, 17x32 feet in size, with its genenous fireplace at one end, and half screened staircase and sun parlor at the other. Over this sun parlor it will be noted, there is provided a sleeping porch, communicating with two of the bed chambers and opening from them by means of glass doors.

Kitchen and pantry arrangements are very complete. The pantry is lighted by a large window placed high enough above the work table not to interfere, and yet giving ample light reaching thru even to the lavatory, which is provided with a high window in the partition separating lavatory from pantry.

There is an outside grade cellar entrance with laundry, heater room, fuel bins, etc.



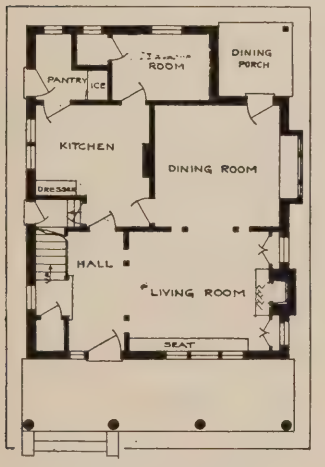


DESIGN NO. 1946.

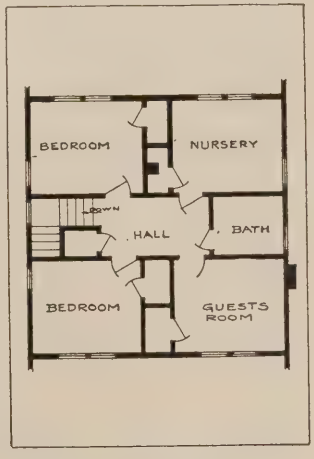
Here is a most unusual design. The panelled gables and dormers add much to delight the eye. The working plans provide a brick wall faced with wire-cut brick, laid in wide mortar joints. Cobblestones, while lending charm to the design, are not very practicable and in most localities, cost more than brick. Of course, where they are available, the additional labor expense is justified.

The long sweeping shed roof effect is nicely relieved by the broad dormer extending across nearly the entire width, thereby securing full height for all rooms on the second floor. Massive columns support the front of this roof.

The interior is arranged in a most charming manner and embodies the very latest ideas, both in arrangement and architectural detail. Much is added in securing this effect by the broad columned openings from living room into hall and dining room.



FIRST FLOOR

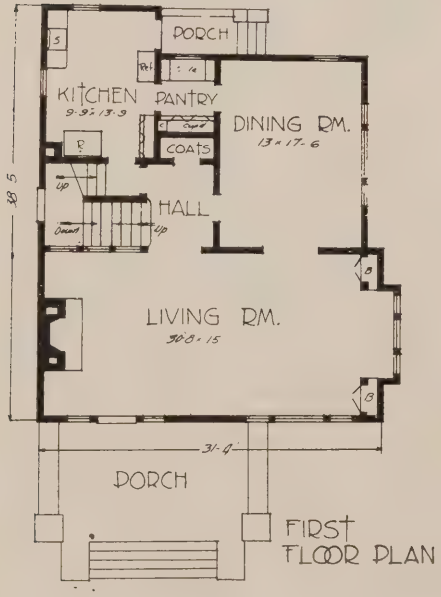


SECOND FLOOR

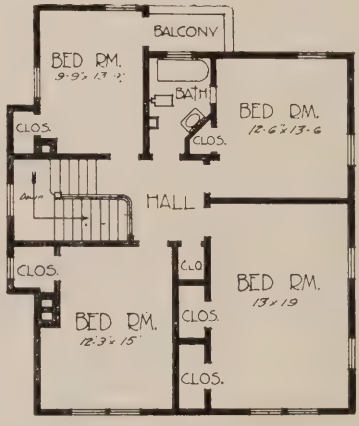
DESIGN NO. 1715.

A somewhat unusual but beautiful home all in stucco. The wide projecting cornice and strong roof lines give character and striking effect to an otherwise plain detail.

This home was very recently built and is proving exceedingly popular. It is not expensive to build and offers excellent arrangement of rooms.



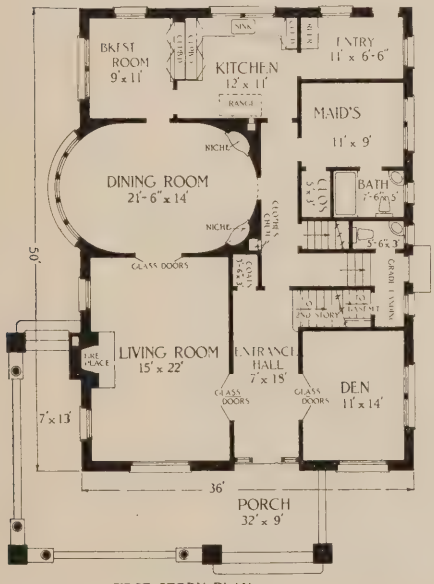
FIRST FLOOR PLAN



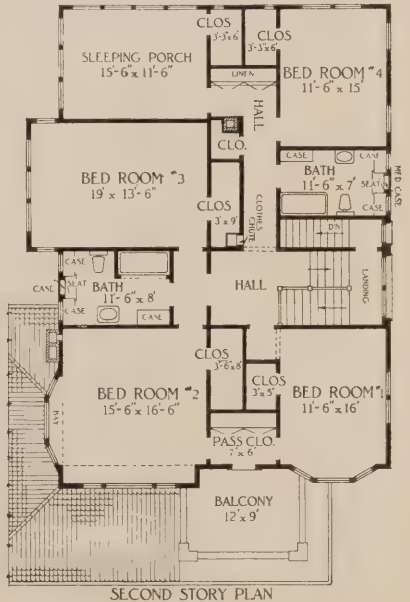
SECOND FLOOR PLAN

DESIGN NO. 1043

A home which will never fail to please as dignity and refinement predominate. It is solidly built with brick walls for the first story, stucco on frame for the second story, and tile for the roof. The porch covers the entire front and extends thirteen feet along one side. The striking feature is the oval dining room, and the grade entrance with the lavatory adjoining will be found very desirable. The plan speaks for itself and it fills every requirement for a large family. A good color scheme would be cream colored face brick, ivory colored stucco, and dark green tile on the roof, with wood trim painted an old ivory tint.



FIRST STORY PLAN



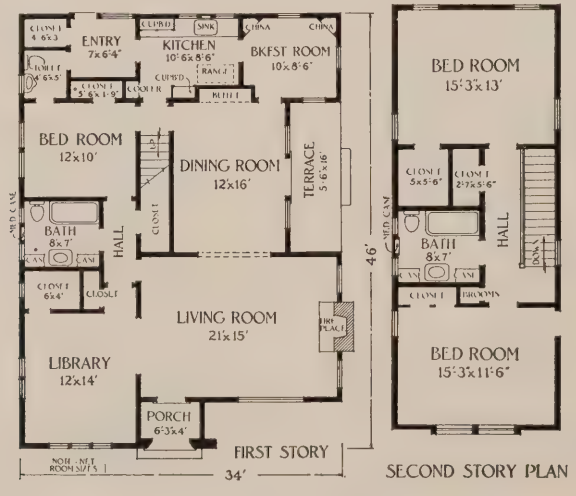
SECOND STORY PLAN

DESIGN NO. 1054

This is the type of home which so many prospective home owners have demanded. Something unusual, yet something which is not freakish or impractical. The construction is stucco on frame, although it could readily be built with a hollow tile wall, which is well worth the increased expense. The roof is flat and built up of tar and gravel. The most noticeable feature of interest is the use of arched openings.

Windows are ample in size and the interior should be cheerful even on cloudy days for this reason. The upper bedrooms will be cool on hot summer nights, as there is ventilation from three directions.

While no basement is shown, it could easily be included and a stairway provided in the rear entry by a rearrangement of partitions, or if the main stairs were reversed one could reach the basement from the short passage between dining room and bed room. Forty-two feet is the minimum width which a lot should be for this home, and fifty would be very satisfactory.

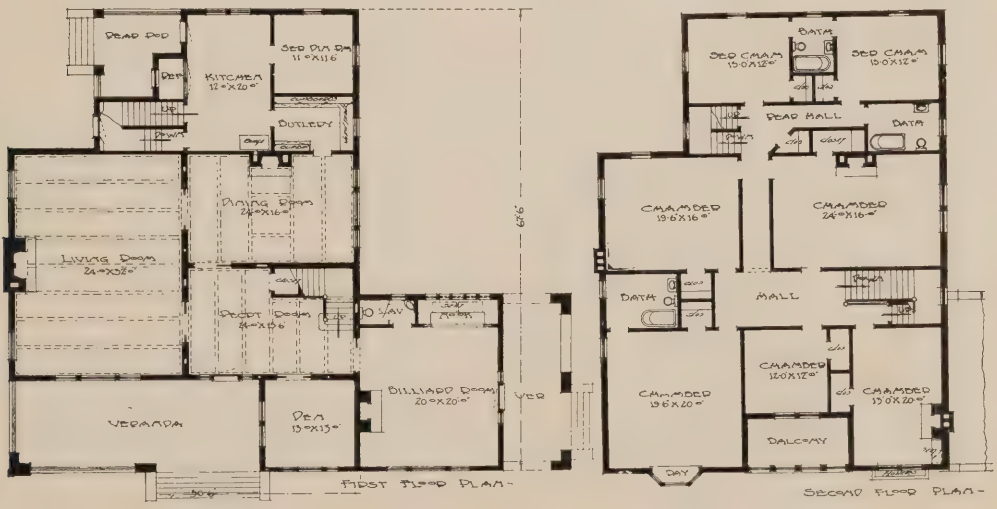


DESIGN NO. K1503.

We have a blending of Spanish and Moorish ideas in this design with tile roof and walls of stucco on frame. The mission type is apparent in the broad, low lines and gable effects of this southern home, while the arches of windows and loggia are distinctively Moorish, suggesting details of the Alhambra.

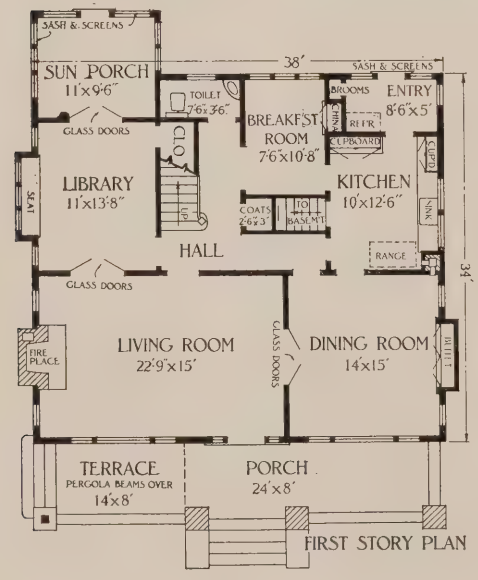
The reception room, living room and dining room have beamed ceilings. The two latter have fireplaces, making it possible to dispense with hot water heating plant except in continued cold weather. Kitchen, pantry and service apartments are most complete. On the second floor are five principal chambers with two bathrooms and two servants' chambers with a bath. A large attic space may be divided to suit.

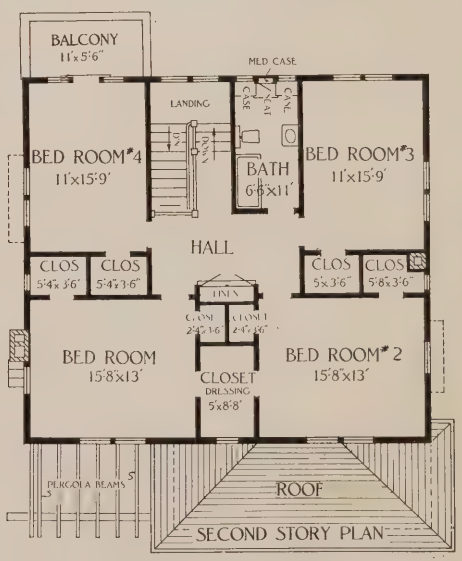
The billiard room is a separate addition and could be omitted or replaced by a sunroom or conservatory.



DESIGN NO. 1060

This is a good illustraion of a square house which is both attractive and economically built. Siding shingles and tapestry brick are used for the exterior wall. Stucco can be substituted with equally gratifying results. The porch arrangement in front is unusual as a small pergola covers the open portion, adding much to the appearance. The interior arrangement provides for ten rooms, all very accessible and conveniently planned.

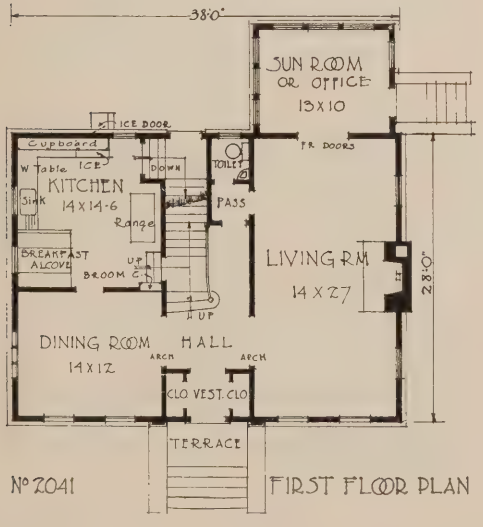




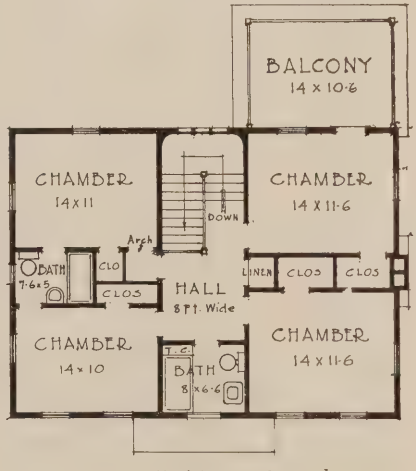
DESIGN NO. 2041

Here is a home that will always have a good resale value. The ornamental entrance, the recessed arches, the wrought ironwork, and the shutters produce a fine exterior effect. The floor arrangement has been tested out and found exceedingly satisfactory in many similar homes. The living room is large and the dining room of fair size. The kitchen is complete in accordance with 1925 standards, having breakfast alcove, broom closet, large cupboards, outside icing arrangement, and a short service stairway. The sun room can be omitted if reduction in cost is necessary.

Upstairs are four good bedrooms with generous closet space. A public and private bath is provided. The stair landing is wide and is lighted by three large casement sash. The lot should be at least 50 ft. wide, for this modern home, and 60 would be desirable.



N° 2041 FIRST FLOOR PLAN

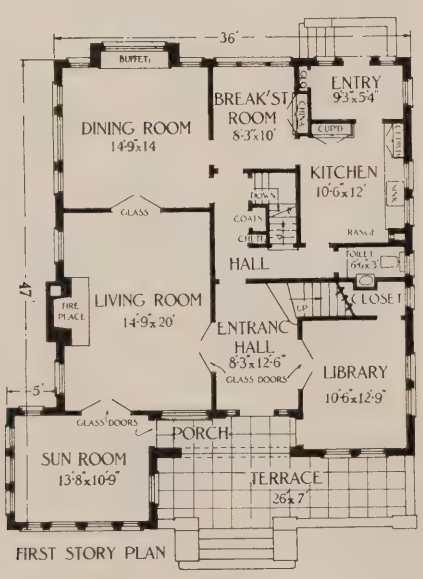


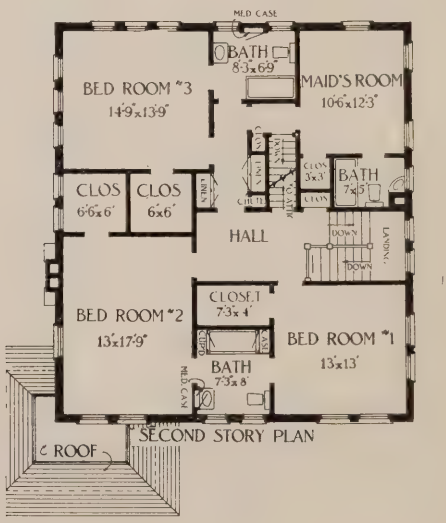
SECOND FLOOR PLAN

DESIGN NO. 1034

Face brick and tile roofing, two most excellent materials are used in this modern residence to produce a home of beauty and durability—for what is there to wear out as the years go by? The danger of fire from exterior sources is almost nothing. The danger from interior conflagration could be made very small by the use of metal lath and cement plaster for the first floor.

There are 9 rooms provided and in addition there is a breakfast room, 3 baths and a closed entry. The arrangement is laid out with convenience as the prime object in view. The main stairs ascend from a wide hall easily reached from all first story rooms. There is a service stairway for the maid or housewife, and a large clothes chute. All bedrooms are at the corners, thus they are well ventilated. The closets are unusually large. The lot should be not less than 50 feet wide.



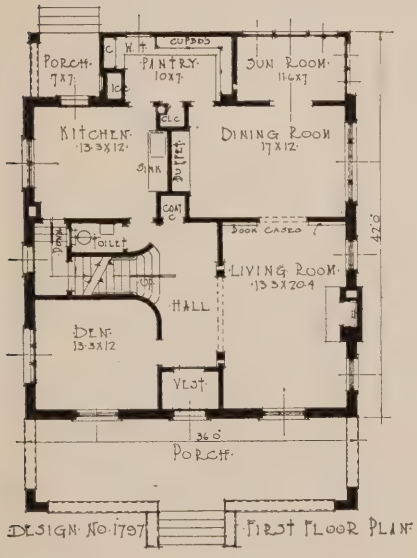


DESIGN NO. 1797

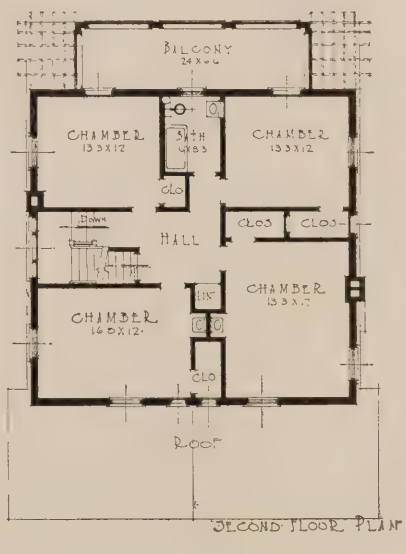
This design can truly be called a substantial home. The exterior walls are of hollow tile, the first floor being faced with brick with stucco above, carried up into the gables.

The porch across the entire front with cement floor could easily be screened or glazed in if desired.

Four bedrooms open off a center hall. Two of these rooms have French doors leading onto a sleeping balcony. Two chambers have recessed lavatories and closets with outside air and ventilation. A maid's room is finished off on the third floor. There is a commodious pantry with refrigerator iced from the rear porch. With a door cut from the pantry this could be used as a breakfast porch.



DESIGN NO. 1797 FIRST FLOOR PLAN



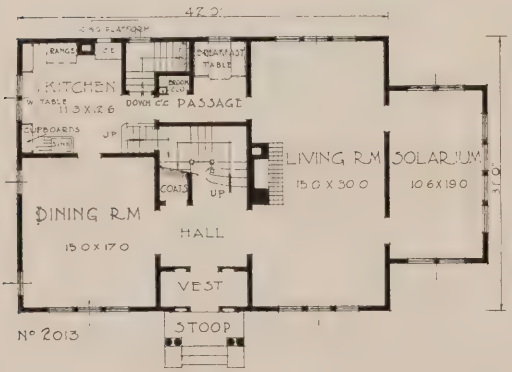
SECOND FLOOR PLAN

DESIGN NO. 2013

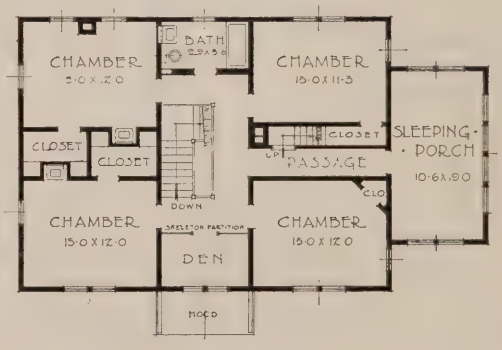
Americanized Colonial may be designated as the style of architecture for this frame residence with its Colonial stoop and semi-Colonial detail trim. Broad siding in pure white is used for exterior walls, with sash in moss green. The siding is carried down to within eight inches of grade, and a soldier course of brick as a grade finish. Asbestos shingles on main roof, with metal flat deck over sleeping porch, which is extra large.

This house has a facing of forty-two feet, which permits of a splendid large living room fifteen feet wide by thirty deep. Note the combination stairs leading from kitchen, also the clear passage to breakfast alcove with access to same from living room without necessity of going into kitchen.

Four splendid sleeping rooms, large bath, and a smoking den on second floor complete an ideal arrangement. Rooms may be finished in the extra large attic.



· FIRST FLOOR PLAN ·



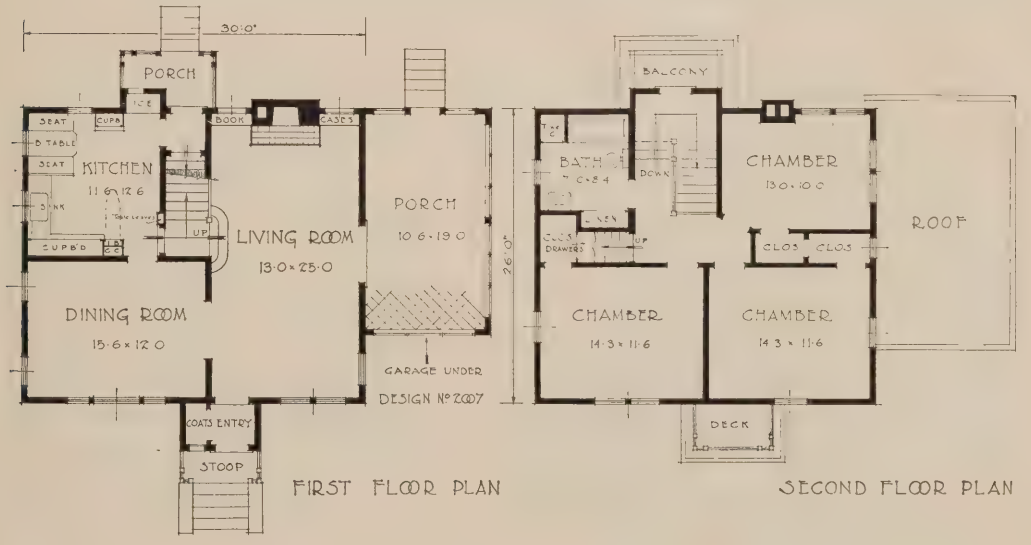
· SECOND FLOOR PLAN ·

DESIGN NO. 2007

In another part of this plan book is shown a design after which this house was modeled on a smaller scale. We are fortunate in being able to illustrate the design from a photographic view taken just after the house was finished.

The downstairs plan of both houses is almost identical; the second floor, however, was changed principally by placing the bath in the rear, and as this plan is quite a little smaller, there was no space to provide a sleeping porch.

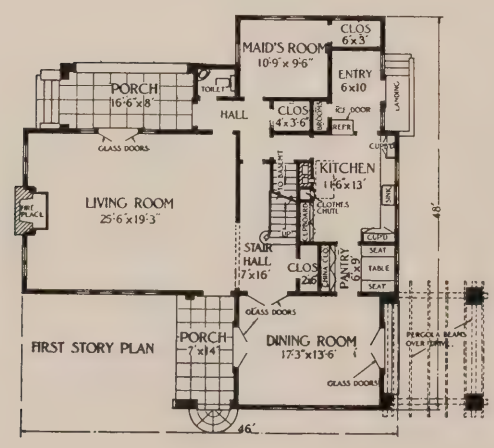
The construction is of frame, covered with metal lath and cement stucco, the roof is of asphalt shingles.



DESIGN NO. 1035

There is something about the English country home that is hard to resist. Such a home as this requires rather large grounds and for that reason it would make an ideal suburban residence. If built in the city it must not be crowded or its beauty will be destroyed. The arched entrance with the low roof, the hipped gables, the circle head windows, the oddly roofed dormer, and the casement windows with small panes are all elements essential to the design and carefully fitted together with this splendid home as a result. The construction is of frame, stucco below—shingles above. The roof would look well if covered with slate or broken edge asbestos shingles.

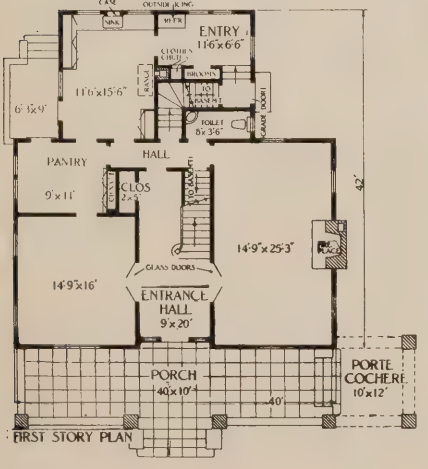
The plan provides for a large well lighted living room, an excellent dining room with entrance from the driveway, convenient kitchen, and maid's room on the first floor. The larger porch should be a popular retreat, especially if a garden is located in the rear. Upstairs are three large bedrooms, each with cross ventilation, and a sleeping porch. The bath is large and well placed and the number and size of closets are well worthy of consideration, as closet space is vitally necessary, especially in a large home. We take great pleasure in the completeness of this plan, and the little things which count so much when the whole is finished are all included.

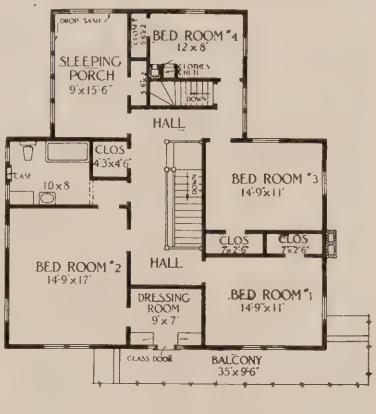


DESIGN NO. 1036

A home very similar to others in this collection but with certain individual features. It makes a charming place with the open cornice and the curved roof over the balcony door, the paneled porch columns and the windows with their divided panes of glass in the upper lights. The portecochere serves to broaden the house, but its usefulness mainly consists in sheltering the motorist when entering or leaving his car. The automobile no longer is a luxury for Sunday afternoons, but an everyday necessity, to be used in rain or snow, as much as on fine days and that is when the portecochere does full duty.

The living room is 14-9x25, the dining room 14-9x16, the pantry 9x11—this could just as well be a breakfast room, and the kitchen 11-6x15-6. This shows the generous size of the rooms. Upstairs, the bedrooms are large, except the rear one, but one small chamber is usually desired as a child's room. The sleeping porch is becoming more in demand every year, and is a big factor in increasing resale value. The dressing room could have a door opening into the hall, instead of bedroom, and be used by those who take advantage of the sleeping porch. The service stairs at the rear are also a great convenience and we are sure will save much time and many steps.



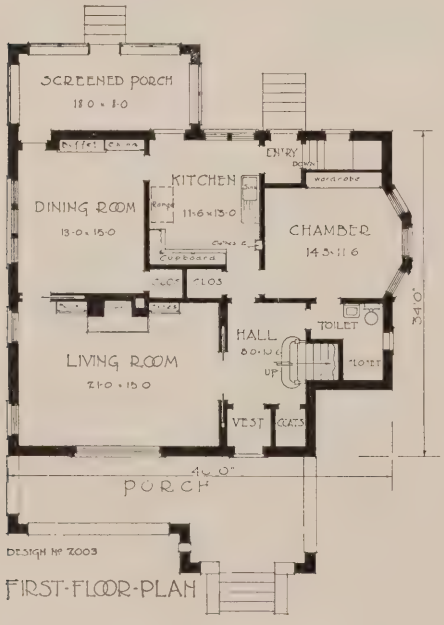


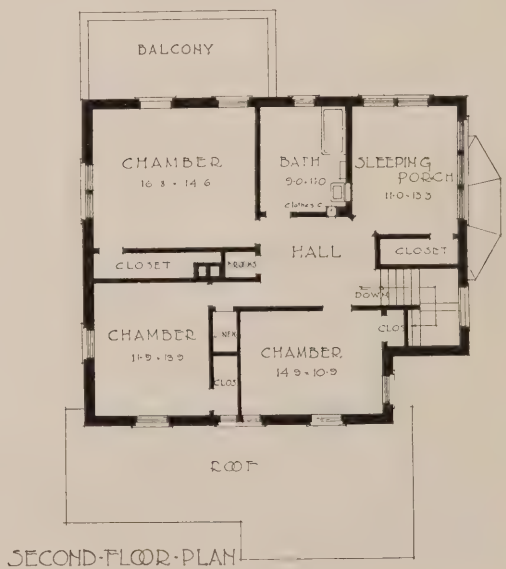
DESIGN NO. 2003

The wall construction is tile with brick face, the brick being dark colored, rough cut. Above the second floor the construction is frame plastered with cement stucco in the gables. The roof is shingled with asbestos slate. Porch floor is cement with cement steps.

The interior was planned for the needs of an active businessman's home of the western country and it will bear very close study. Many conveniences are worked into the plan, attention being called to the bedroom just back of the hall, with toilet facilities; this makes a nice arrangement where possibly older people are living in this house and require a first floor room. There is a large screened porch at the back and the balcony over this porch is reached from the rear floor chamber. An unusually large bath is provided on the second floor; this room is 9x11. Over the first floor bedroom is a large sleeping porch, reached from the center hall.

The interior trim is all in hardwood, with hardwood floors. A spacious laundry is provided in basement; heating plant is hot water.



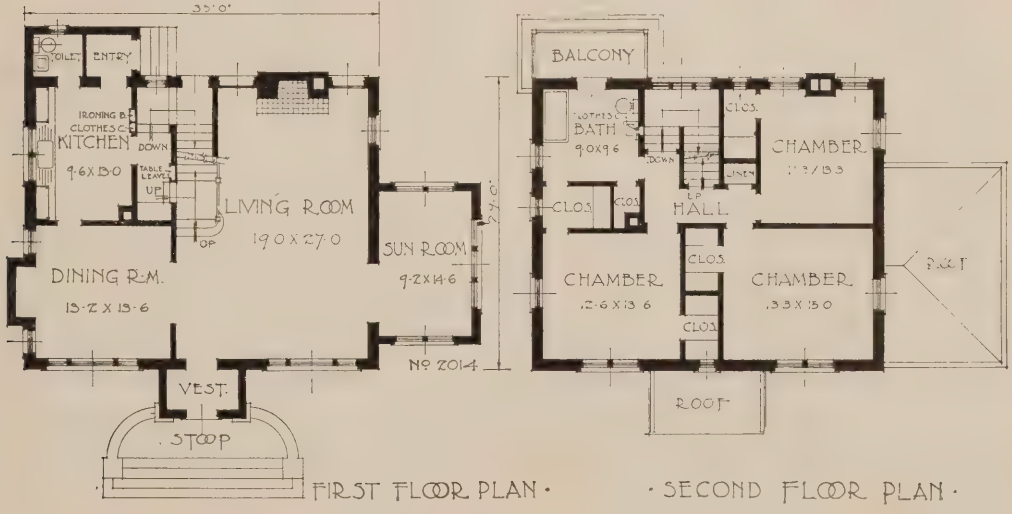


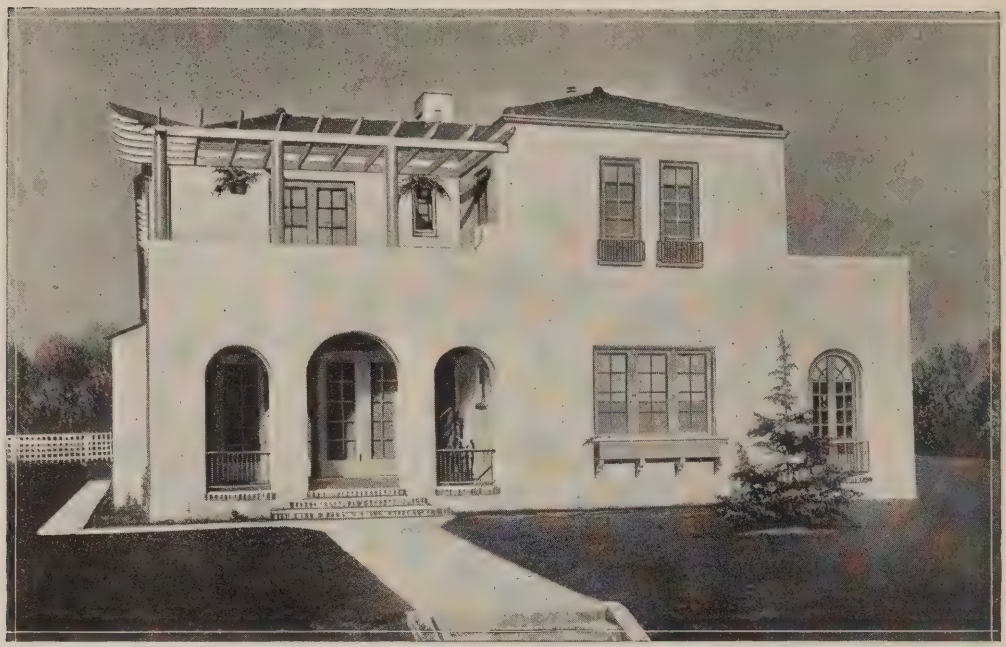
DESIGN NO. 2014

The stoop and entrance of this brick house is of more than average interest with its broad approach and brick terrace. Face brick is used for the entire house with inner wall of hollow tile. The vestibule is built outside and is large enough to provide a coat closet on one side and seat opposite.

The stairways are unusual and are so arranged that access to main stairs is had from kitchen without view from the living room. Three steps down to a landing from inner hallway leads to basement and grade entrance. The second floor space is devoted to three chambers, one of which has direct connection with the extra large bath room. Note the French door from bath room onto rear balcony.

The plans are very completely detailed for brick fireplace, wood mantel and book cases. There is a rear lavatory, and complete cupboards, work table, etc., in kitchen. Oak finish in main rooms; birch trim in kitchen and on second floor, with maple flooring throughout.

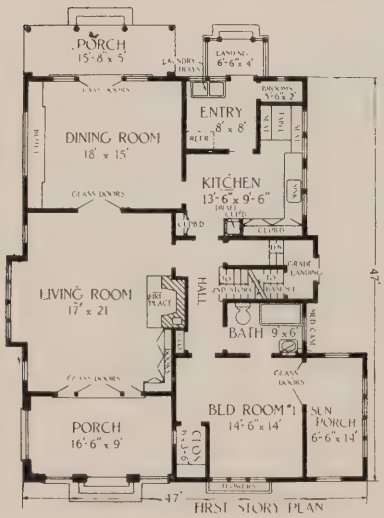




DESIGN NO. 1061

The Spanish style home is now being built in many parts of the country where a few years ago it was unknown, such is true of the northwest states. While this style has always been thought of as belonging in a semi-tropical climate there is no reason why it cannot be built where the snow falls if built with the warm construction, which all of our plans call for. Design No. 1061 especially, is well adapted to the colder climates, as it is compactly arranged.

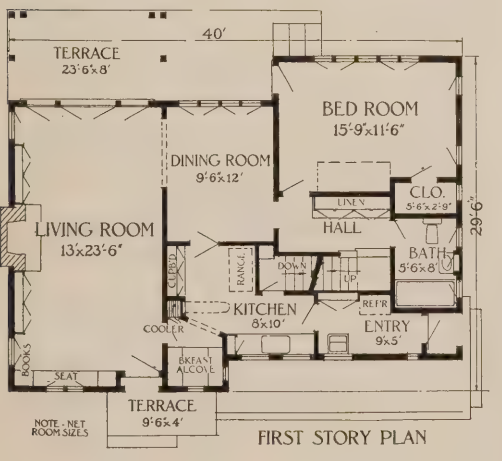
This should be a beautiful home with a roof of red or green tile, white stucco walls, the graceful arched openings, the pergola over the balcony and the small paned casements. There is a touch of color also in the brick steps, and the black wrought iron railing on the lower porch, adds to the interest.

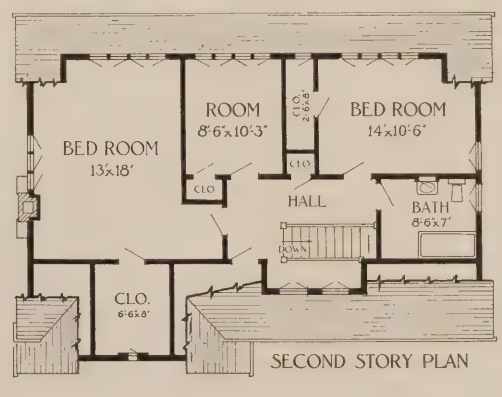


DESIGN NO. 1062

A most unusual cottage. The gables are hooded and the lower portion of the long roof is made steeper thus creating a break about 30 inches above the gutter. Casement windows are used throughout, in fact one could not imagine a house like this without them. The slab shutter is of distinctive design, and is necessary to the effect. The round arch is much used at the present time, and seems to have an element of European charm. A good color scheme would be a moss-green stained shingle roof, cream stucco, and dark brown stained or painted trim. The sash could be moss-green.

The kitchen entrance is hidden by a circular trellis, and there is a rear entrance from the large bedroom. The room arrangement is quite different from that of most houses, but that does not mean it is inferior to other plans. In fact the floor plan is as nearly perfect as it is possible to make it.

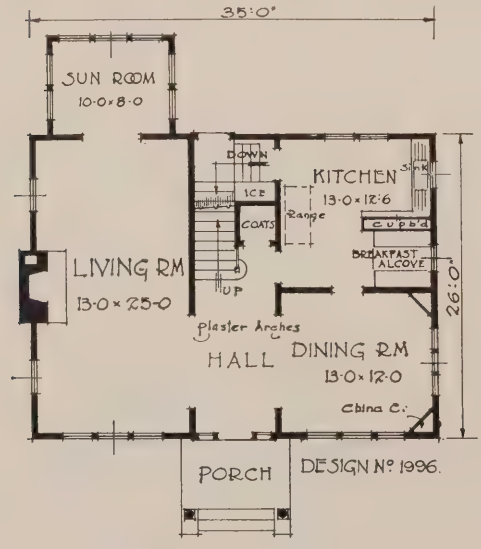




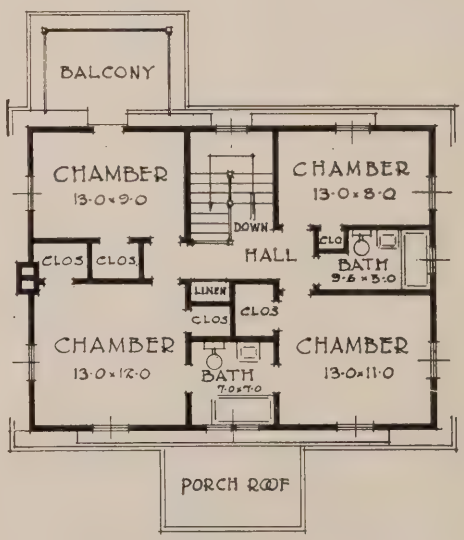
DESIGN NO. 1996

It is seldom one sees a home which has a stronger appeal than this charming Dutch colonial design, so satisfying in its lines. Not only is this house well proportioned but it is of modest size and should just "fit" the needs of many. In the majority of houses of this type, the central dormers project beyond the main roof, while here it will be observed that the dormer is slightly recessed. The face brick chimney, steps and foundation course give a nice finishing touch. The vined lattice and shrubs add much to the setting.

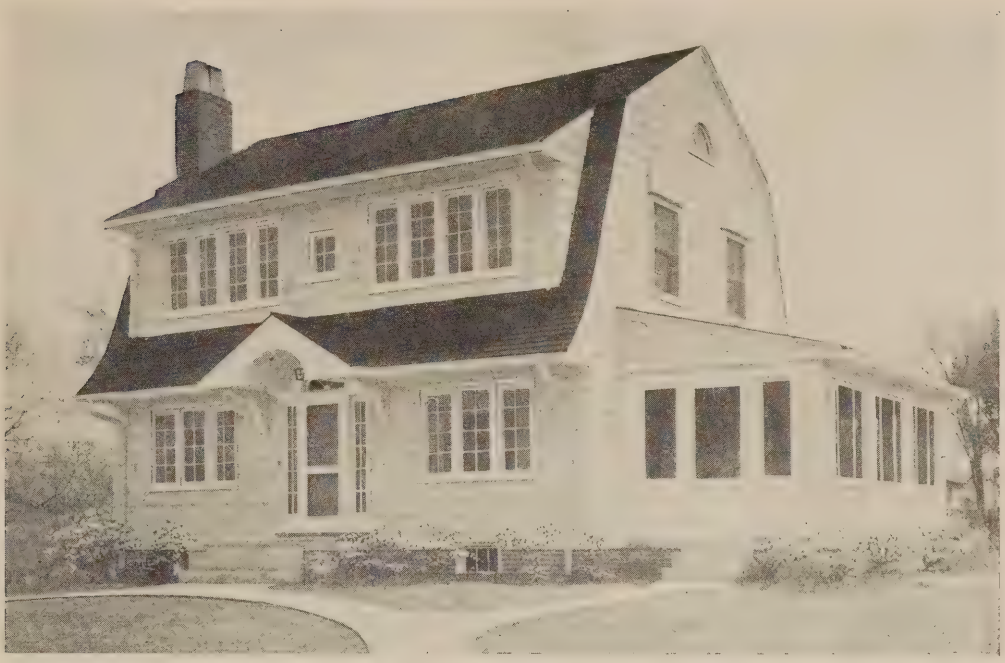
The interior arrangement is equally gratifying and gives all that the heart desires. There is the generous living room with brick fireplace immediately in view as one enters the central hall. French doors open upon a cozy sun room. Note the coat closet, breakfast alcove, recessed ice box and grade entry. Four good bedrooms and plenty of closet space—where could you find a better plan?



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. 1972

What could be more attractive than this Dutch colonial cottage? It radiates simplicity, neatness and comfort. It would certainly be a joy to call this home "your own" and to have the pleasure to keep up its present appearance.

With such a home it would be almost impossible to allow the yard to become disorderly or the grass too long on the lawn.

The interior is as attractive and well arranged as the outside. It is a typical arrangement for this type of house but it is one that has proven very efficient. The entrance is thru a vestibule into a center hall which contains the stairway and a convenient coat closet. To the left is the spacious, well lighted living room. It is indeed a very livable room. At each end there is a group of three windows and on the long outside wall there are two more, one on each side of the fireplace. Bookcases occupy one entire end of the living room under the windows.

The dining room and kitchen occupy the right side of the house and both open onto the sun porch. On nice summer days this would be an ideal place to serve luncheons and dinners. In fact this porch could very easily be made to serve as living room, dining room and sleeping porch during the hot summer months.

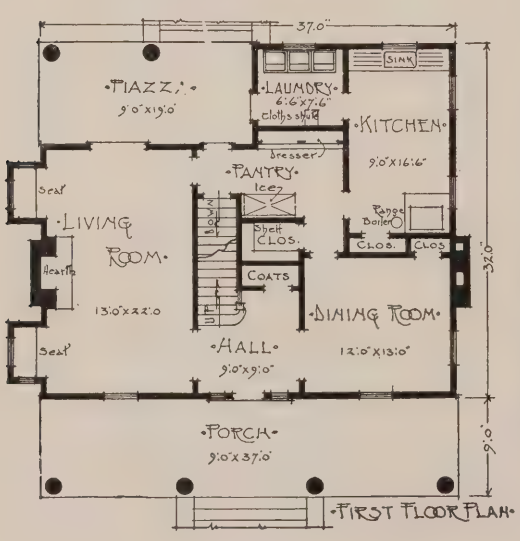
The arrangements in the kitchen are very good and will be appreciated by the housewife who does her own work.

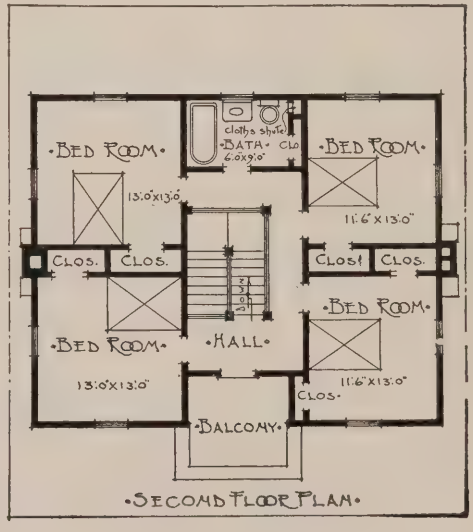
On the second floor are four chambers, all of good size and well equipped with closets. All connect by means of halls with the bathroom and stairs. A linen closet is provided in the hall.

DESIGN NO. 1321

The above picture is selected as representing the best in small, two story bungalow-cottage construction. A most noticeable feature is the sweeping slope of the roof. The massive porch columns and the little rectangular bays flanking the exposed chimney are charming.

The floor plan offers a very compact and convenient arrangement. The living room, 13 x 22, is extremely fortunate in decorative features, and opens on both front porch and piazza. A door at the rear opens into a roomy pantry furnished with dresser, refrigerator space, and a large store closet. The pantry connects kitchen and dining room and has a service door leading to piazza. The kitchen is large and well lighted and has a pot closet handy to the kitchen range. Adjoining is a laundry with chute from second story bath for soiled clothing. One ascends to the second floor from the centre entrance hall. At the right of the stairs is a convenient coat closet and wide openings connect with the adjoining living room and dining room. The second floor contains four large bedrooms and bath. Each room is provided with ample closets. A basement is provided under the entire house with a full accommodation of heating plant, laundry room, etc.





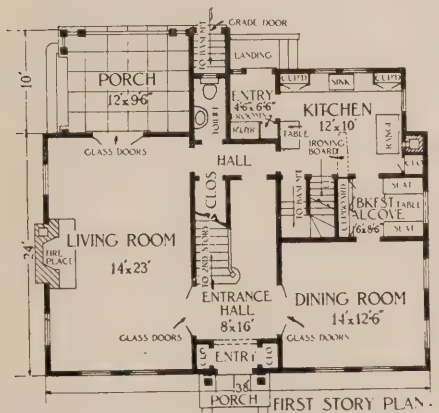
DESIGN NO. 1053

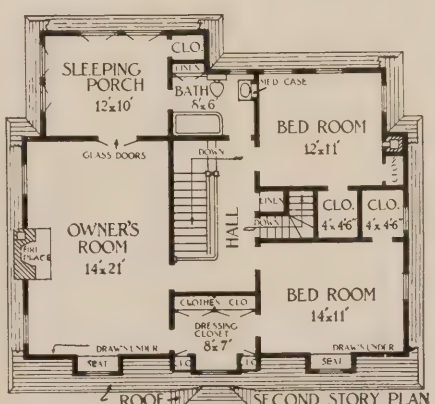
Here is a Dutch colonial with a different treatment of dormers. The main cornice has been kept low, making the house appear to set very solidly on the ground. The design has exceedingly good proportion and balance. An exterior wall of white stucco with green shingles and blinds make a color combination hard to surpass.

A central hall is after true colonial fashion and makes a successful arrangement. An open porch at the rear could readily be glazed with the casement windows which slide to one side giving a wide opening. The dining room is large, the kitchen well planned and there is a first floor lavatory.

The owner's chamber is larger than in most homes and connects with a sleeping porch. The dressing room is a good feature, especially when the bedroom windows are open during cold nights. Plenty of closet space is arranged for. Seats with drawers under are provided in each front dormer.

Truly a home to suit the most discriminating.





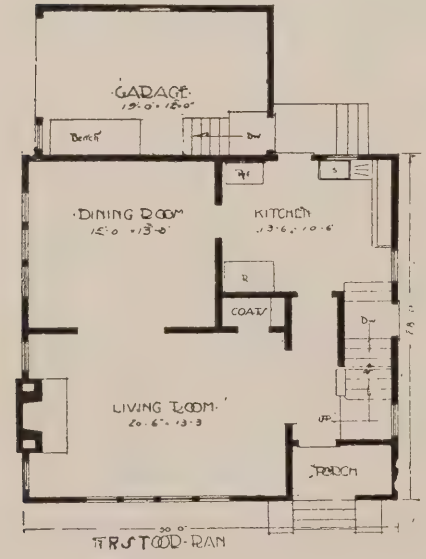
DESIGN NO. 1918

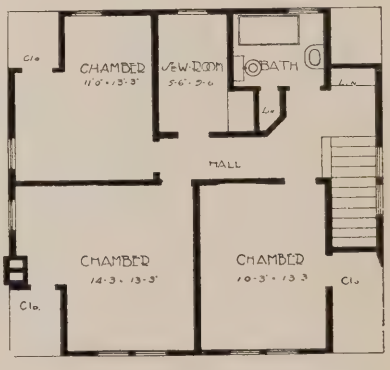
Simplicity is the keynote of this attractive home set among the trees. The exterior walls are of wide siding painted a shining white. Roof is of shingles stained green.

The interior arrangement is all that one could ask—large living room with fireplace and coat closet; well lighted dining room and a conveniently arranged kitchen from which start stairs to grade and basement.

An added feature of this design is the garage which forms part of the house; entrance to which is from the back porch. This can be omitted if desired.

Three chambers, a sewing room and bath room make up the second floor. Ample closets are provided. Basement extends under the entire house, but not under the garage, but the latter can be heated by the main plant.



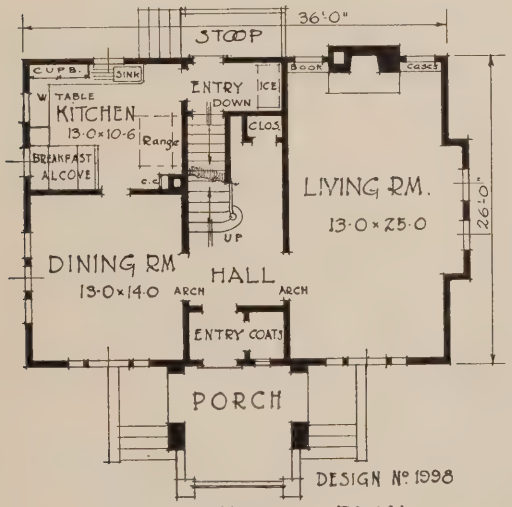


DESIGN NO. 1998

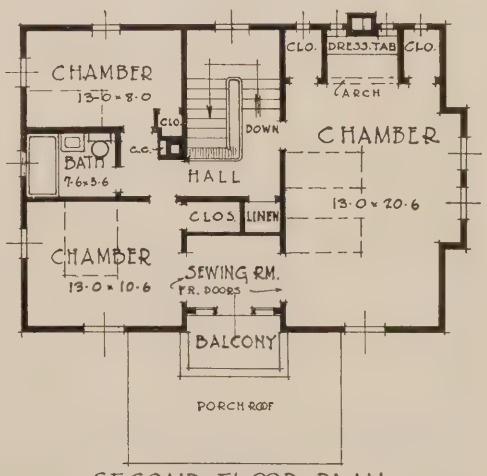
Here is a very different style of home from the one on opposite page, yet equally interesting and substantial in character. The wall is of stucco sand finished, and there are wide casings around the windows. The gable roof has an unusually deep overhang which otherwise would be rather plain. At one end, the windows are projected.

The house is attractive though simple in wall and roof lines which materially reduces expense.

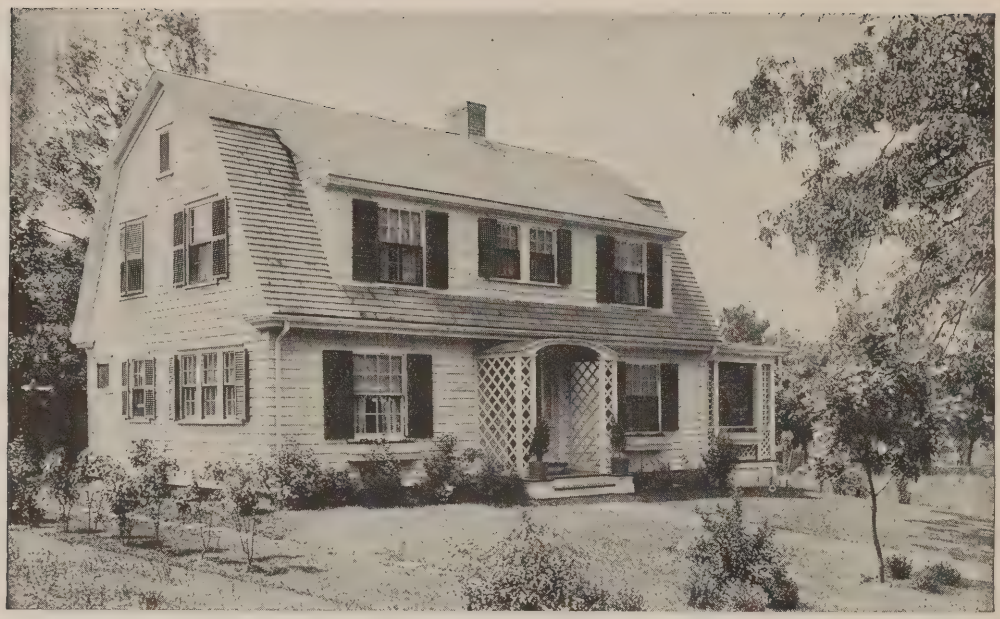
The first floor plan is well laid out and attention is particularly directed to the arrangement of the second floor which is divided into but three bedrooms. The large owner's room is admirably suited to the uses of two people, favoring twin beds and a closet for each.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. 1457

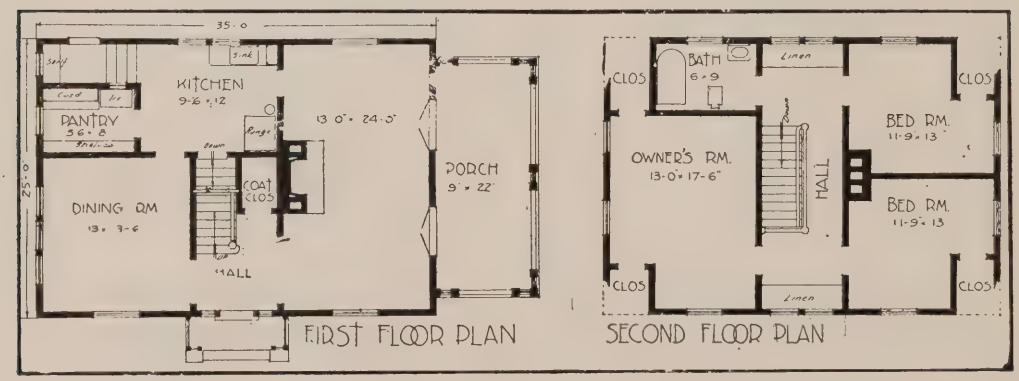
A colonial home appeals to nearly everyone. In this design the full second story height is cleverly carried up in the dormer, while the gambrel ends and projecting eaves carry the feeling of the one-story house. The lower as well as the upper sash is divided into small panes in the New England way. The trellised treatment of the porch corners and of the lattice bound posts at the entrance with its latticed enclosure promises a clambering rose or some beautiful vine for its covering.

The entrance from the porch is into a central hall, lighted from the side lights on either side of the door. A wide cased opening communicates with the living room which extends across the entire width of the house, with the sun porch beyond. Two pairs of French doors open to the porch. A wide fireplace fills the center wall of the living room. A door connects the living room directly with the kitchen.

On the other side of the hall is the dining room with its wide window in front and group of three windows on the side. Beyond, but without direct connection with the dining room, is the pantry, opening from the kitchen. Here are shelves and cupboard and also the ice box, convenient to both kitchen and dining room and iced from the entry.

On the second floor are three bedrooms and a bath, with closets under the roof which give excellent hanging space.

There is a full basement under the house with the usual arrangements for heating plant, laundry, storage, etc. The furnace flue, fireplace and range flues are all accommodated in one chimney.

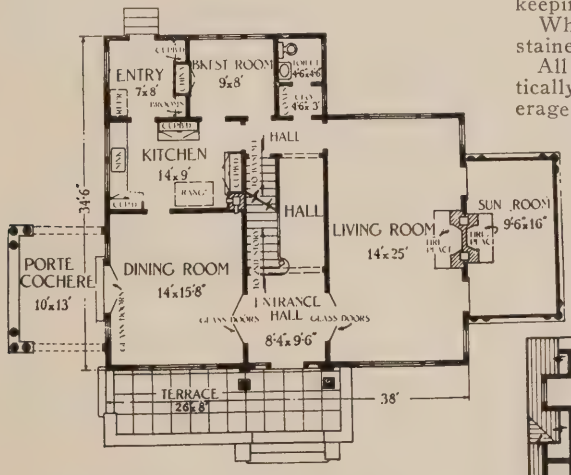


DESIGN NO. 1029

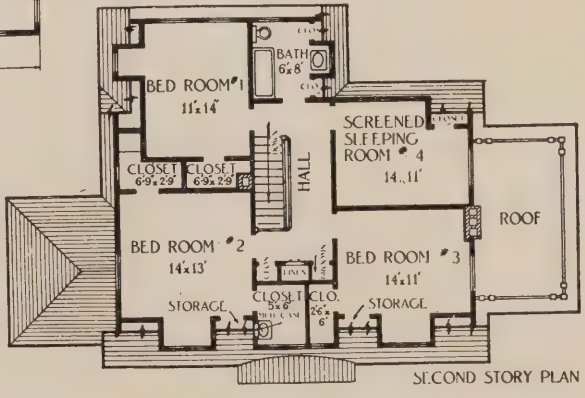
Another variation of the popular Dutch colonial. The sun room and portecochere give the house a broad frontage which is very desirable if there is room. Either or both of these could be omitted and still have a very complete design. The entrance is in good taste and the wide plate glass windows let an abundance of sunshine into the living and dining rooms. All the windows except those using plate glass should have divided lights in keeping with colonial tradition.

While stucco is used for the walls, large stained shingles would look equally well.

All rooms are large and waste space is practically eliminated. A home well above the average both outside and in.



FIRST STORY PLAN



SECOND STORY PLAN

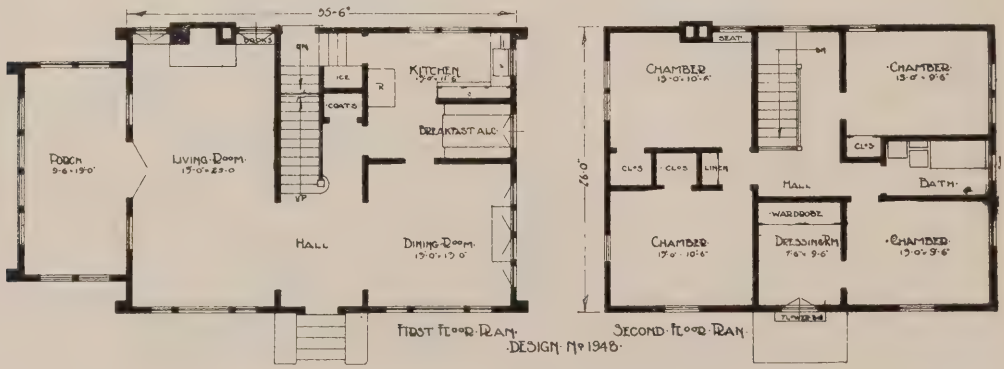
DESIGN NO. 1948.

What more could one desire in appearance? The tapering buttresses, the outstanding feature of this design, give an impression of stability. The lattice work, the chains supporting the hood over the door and the tapered head casings over the windows are all out of the ordinary. While distinctive, this home is planned on very simple lines and should be an economical one to construct. Float finish ivory stucco is recommended and a red roof of either wood or composition shingles.

The interior is equally attractive with its broad center hall and stairway, its large living room running from end to end and the extra large sun-porch on the south. The second floor is divided into four good chambers and a large dressing room, which, if desired, could be readily converted into a second bathroom with shower.

Full basement with hot water heating plant, laundry, drying room, vegetable room, etc. Height of basement, 7 feet 6 inches; first story, 9 feet 6 inches; and second story, 8 feet 3 inches.

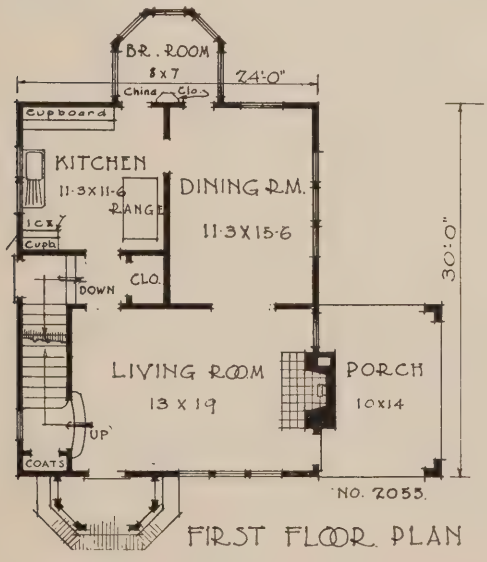
The breakfast alcove could be omitted if a larger kitchen was desired. This type of home finds a ready sale when placed on the market. The grade door is used as the rear entrance to kitchen thus saving considerable extra expense.



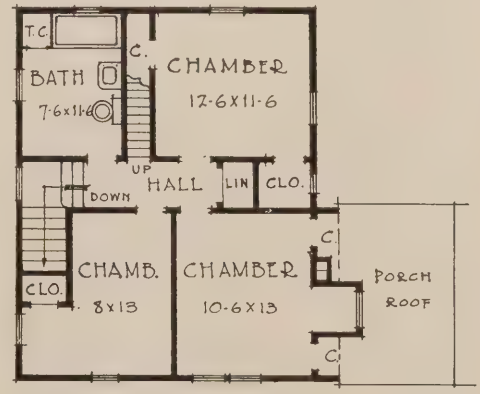
DESIGN NO. 2055

Another English Cottage. Nothing common about this is there? Even the little entrance is something different, and furnishes a quaint touch to the front. A dark brown roof, blue tinted stucco and brown trim would be very appropriate. The sash could be ivory color.

The plan is compact and complete. The porch can be glazed and in that case, the porch wall should extend up a couple of feet. The breakfast room is similar to the front entrance and is reached from both kitchen and dining room. There is a good attic, reached by the stairway between chamber and bath. The house proper is only 24x30 feet on the ground.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DESIGN NO. 2047

A home with broad frontage and broken roof lines. The beauty of this English type of home lies in the unusual roof, the panel-work in the gables, and the windows. Of course the landscaping would greatly enhance any dwelling, but the architectural treatment is mainly responsible for the interesting exterior with its air of hospitality. The home was originated by us, and built in Minneapolis, it is shown facing south and east, but of course the plan can be reversed for opposite conditions.

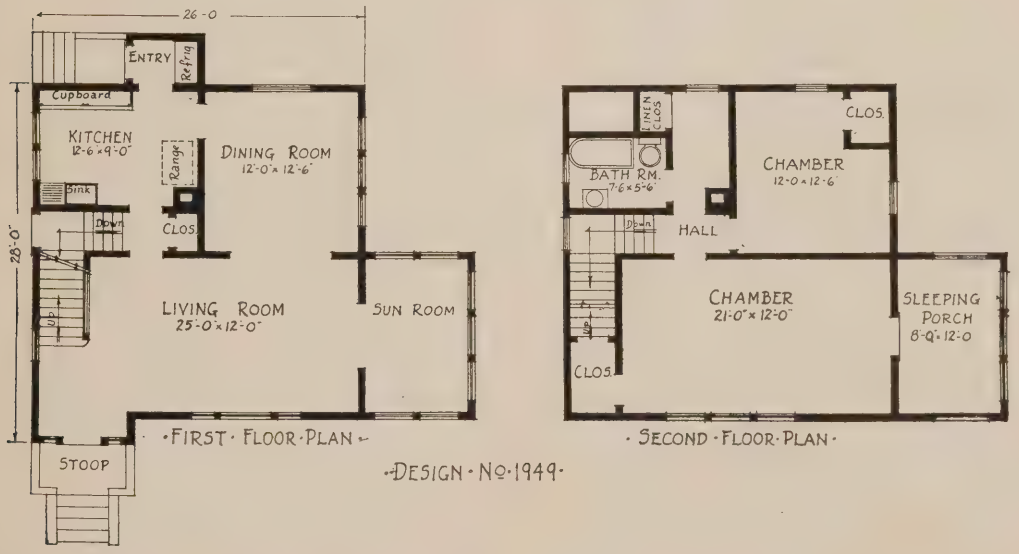
Construction is of frame, stucco on metal lath and wood shingles on the roof. Broken edge asbestos shingles would be better yet. One enters through a vestibule with coat closet into a spacious hall between living and dining room. The upstairs is reached from this hall or from the kitchen which is large and connects with a 6x8ft. pantry. This pantry could be a breakfast room if so desired. The sun porch is large and extends up to form a sleeping porch of like dimensions. Five chambers are shown, three of them being large ones. The bath is well placed and a large linen cabinet is opposite. There is an attic reached from the hall.

DESIGN NO. 1949.

In treating the exterior of this design, the stucco work was carried clear down to grade. White stucco with a sand float surface and dark brown trim would make an excellent color combination. The windows are attractively detailed, well placed and the design is harmonious throughout.

The interior plan is right up-to-the-minute for convenience, and a splendid plan to lighten the housework.

The sleeping porch is 8x12 and the sun room 9x12. This home occupies a small ground area and for its accommodation should be most moderate in cost.



·FIRST·FLOOR·PLAN·

·SECOND·FLOOR·PLAN·

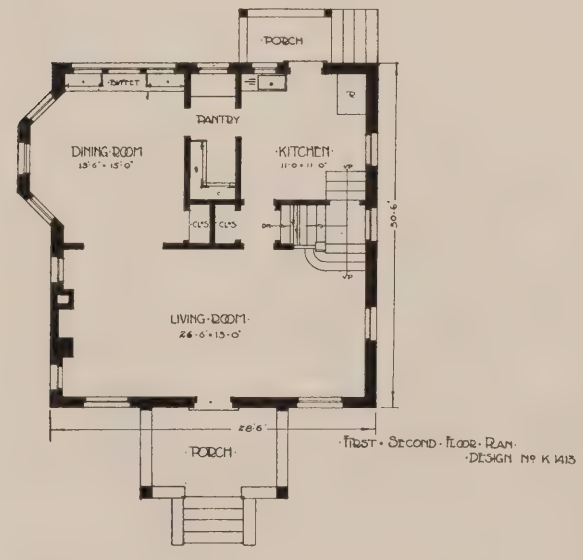
·DESIGN·No·1949·

DESIGN NO. K1413.

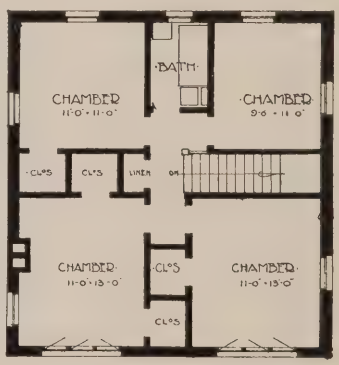
Good effect is obtained on a very plain house by well designed windows and cornice, so that the design is taken out of the commonplace into the artistic and that without heavy expense.

The material used in the construction is a tapestry brick. It has been carried up to the second story sill course, the frieze above being covered with stucco base over which is a smooth surface coating of stucco. The trim of the house is old ivory and with a greenish brown brick and ivory tinted stucco the effect would be delightful. The roof could be moss green.

Direct entrance is made into the living room extending clear across the front of the house, and the interior is most attractively arranged, putting to good use every foot of available floor space. In other words, a decidedly compact plan.



FIRST · SECOND · FLOOR · PLAN ·
· DESIGN No K 1413

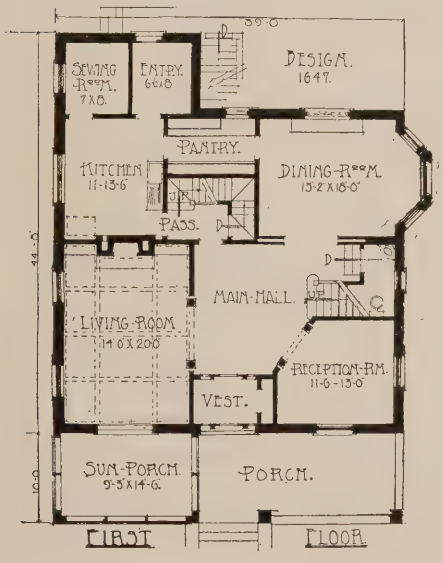


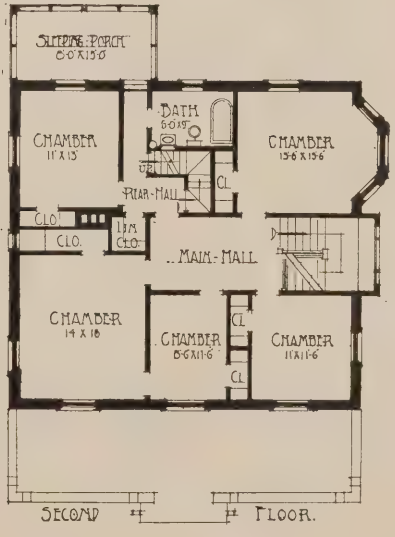
DESIGN NO. 1647

With a home built in a substantial manner, using the best of materials, one feels a certain amount of satisfaction after the building job is completed even though the cost has been a trifle more than expected.

This home is all that could be desired. It is built to accommodate a large family. With the size and number of rooms all conveniently arranged one can readily see that it must have fulfilled its object. The reception and living room open off a large center hall, making an ideal plan for entertaining. The plan provides for a rear stair leading to the third floor where a maid's room could be finished off, or the sewing room used as a maid's room if desired.

Part of the porch is left open and can be screened while the balance is glazed with casement sash, and is reached from the living room through a pair of French doors. A first floor toilet is located under the main stairs. The floors and finish throughout are of the best, and the basement is complete in every respect.





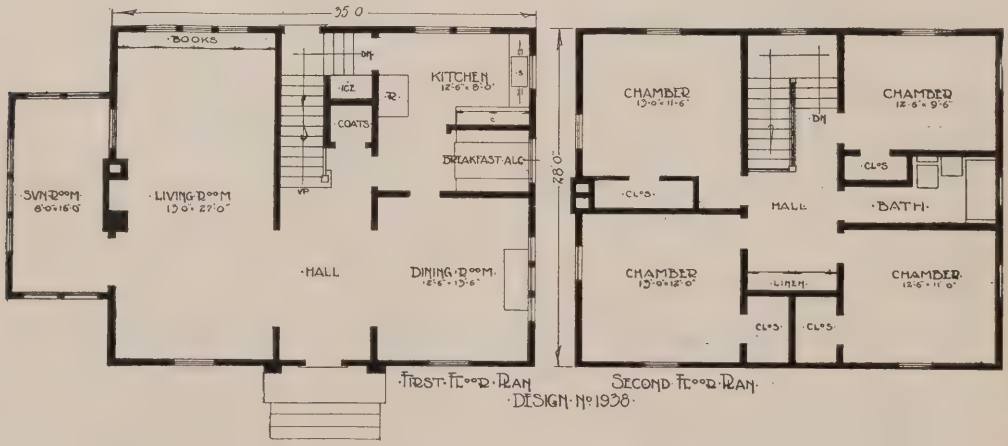
DESIGN NO. 1938.

Embellishment has been very effectively given here by latticework and inserts of brick. These little brick inserts are a feature of many of the cement houses erected in semi-tropical climates and add greatly to the artistic effect by supplying the touch of color so necessary to relieve the dead gray of cement work. The entrance portico, also, shows a Spanish mission feeling, with its heavy buttresses, brackets and lanterns.

The plan is quite spacious and this effect is heightened by the wide openings at either side of the entrance hall through which a vista may be had entirely across the house and out through the sun room.

A good sized coat closet is shown on the first floor and a breakfast alcove provided between dining room and kitchen.

The exterior walls are of frame with metal lath and three coats of stucco, so that while the appearance of this house is very good and compares favorably with many of greater cost, it is not expensive to build.



DESIGN NO. 1970

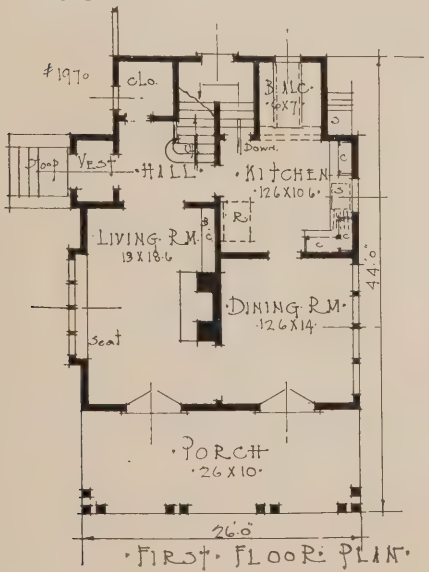
Here is shown a home rather unusual in appearance and in the arrangement of rooms, but one, we believe, that will appeal to many. To furnish the proper setting one should have a lot larger than is ordinarily available in cities. Such lots can be secured in the suburbs of cities or in smaller towns. It would make an ideal home for the lakeside.

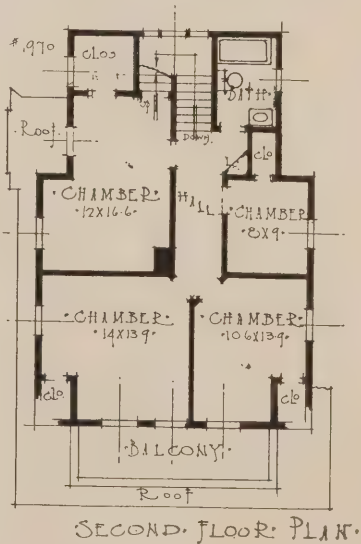
A close study of the floor arrangements will reveal many conveniences. Entrance is thru a vestibule into a hall containing the stairs and a very generous sized coat closet.

The living room, dining room and kitchen are all of good size, well lighted and arranged with reference to each other. The porch connects with both living and dining rooms and will be found a very delightful place in summer.

A breakfast alcove in the kitchen adds to the other well arranged features.

The chambers, four in number, provide sleeping quarters for a good sized family. All open on a hall connecting with bathroom and stairs to first floor.





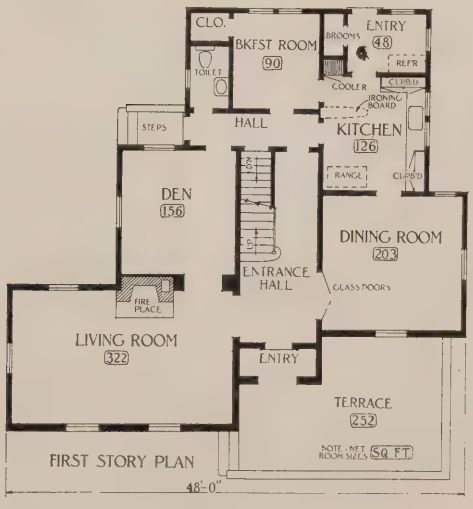
DESIGN NO. 1090

A charming design in modified Spanish is illustrated here. Walls are of frame with troweled sturco. The main roof is of Spanish tile which is essential for such a home. Ornamental plaster work decorates the entrance doorway.

The living room is exceptionally well lighted and is large, being 23x14. The dining room is 14-6x14 and kitchen 10-6x12. The latter is complete and convenient to hall entry, breakfast room or dining room. The den is 12x13 and could be used as a chamber as a toilet opens on to the rear hall.

Upstairs are three large chambers, the front one is 14-6x14, the rear one 14-6x10-6 and the one over the den 13x11-8. An alcove at the front end of hall makes a pleasant spot to sew in. Good closets are provided and a linen cabinet.

Basement extends under about one half of the area of the first floor, but could be increased.



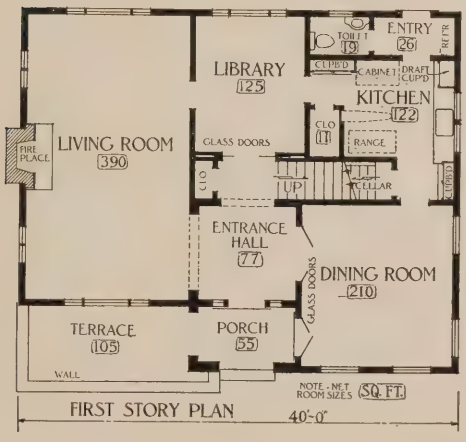
DESIGN NO. 1091

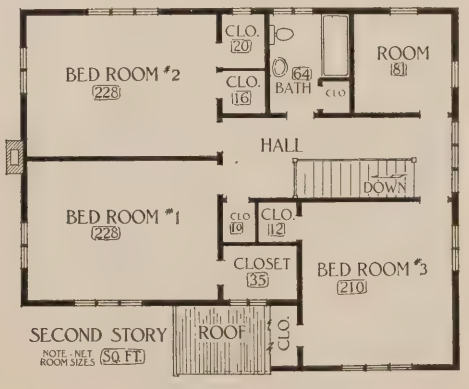
The English influence is apparent in much of the present day American architecture. Here it is felt when one views the odd roof line of the front gable, the casement windows, the pointed arches and the ornamental downspouts from the gutters. The diamond paned casements are distinctively of English origin and such touches as this do much to emphasize the design. Walls are of frame with troweled stucco, roof is of slate.

The arrangement is around the entrance hall and very satisfactory. The living room is 15x26, dining room 15x14-6, and kitchen 9x10. The library 10x12-6 could be used as a bed room and a door could be provided giving direct access to toilet. There are two closets for the first floor. A 10x15 basement with gas furnace is provided but, of course, this can be enlarged.

The second floor is planned with three good chambers. Chamber No. 1 is 17-6x12-6; No. 2 is 17-6x13 and No. 3 is the same size as dining room. The small room could be used for sewing. There is an abundance of closet room and it is placed to good advantage. The ceilings of the bedrooms are slightly vaulted with a cove starting at a wall height of seven feet.

A fifty foot frontage will be necessary.

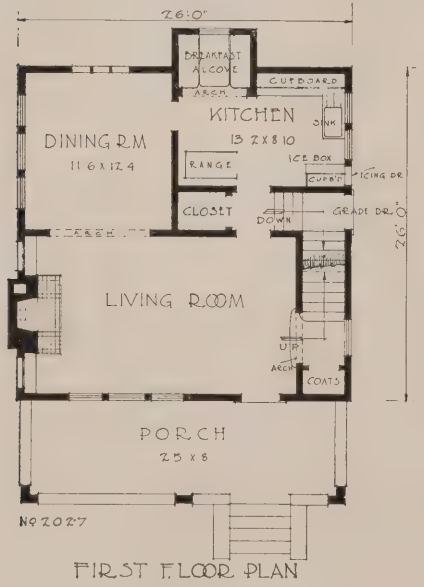




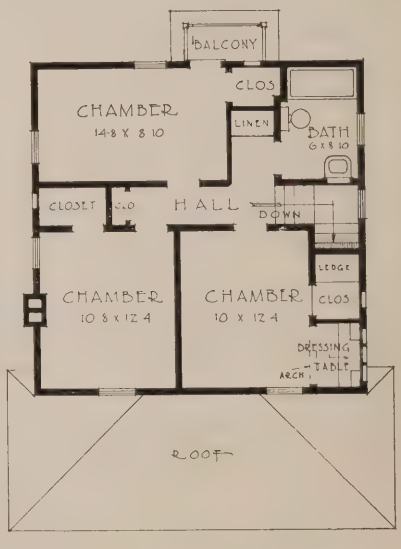
DESIGN NO. 2027

This home, recenty completed in Minneapolis, was built from revised plans of design number 1959. The owner was well pleased with both the low cost and the splendid accommodations. Rather than duplicate the arrangement of number 1959, we have added some features to this plan such as breakfast alcove and built in dressing table upstairs.

The rear bedroom is larger and the upper hall reduced. The stairway is closed in with an arch at the first floor level. The living room 21x12-4 is large enough for any occasion, in fact all rooms are large considering the size on the ground.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DESIGN NO. 1696

In this brick veneer Colonial design we have a good practical plan, complete in every respect.

The plan of the center hall type while not unusual is most interesting.

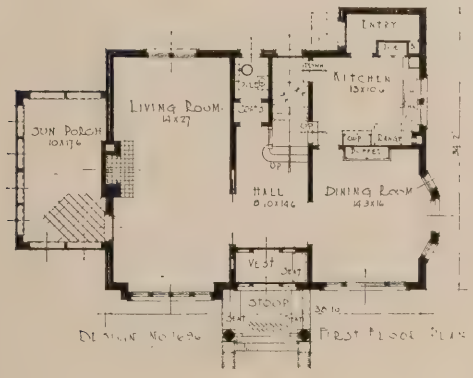
From the entrance stoop one passes through a vestibule into a center hall. The rear steps lead to a landing connecting with the kitchen, while in the rear one passes through a coat closet into a toilet. The living room is of good proportions, and unusually light, there is good wall space for all the necessary furniture. At the side of the fireplace is a French door leading onto a sun room, the floor of which is 9-inch red tile, giving you at once a feeling of warmth. The porch is fitted with casement hinged to swing out.

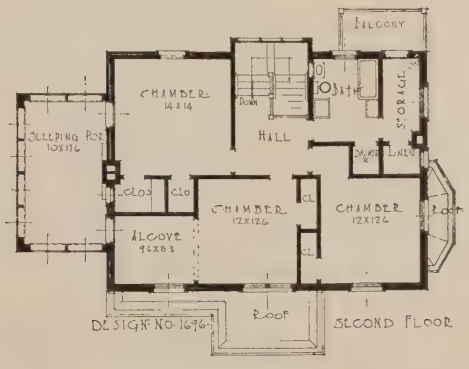
The dining room is unusually light and cheery with the triple window in front and bay on the side. A buffet is located on the rear wall convenient to the kitchen.

The kitchen while complete is a little short on cupboard space, it being the owner's intention to put in a cabinet on the inside wall to provide for additional cupboard space.

The owner's chamber is located in the rear, having two large closets, one with outside light, the other having built-in drawers, shelves, etc. A French door leads from this room as well as the alcove into a glazed-in sleeping porch. The center chamber has the alcove large enough to accommodate a child's bed.

In addition to the guest chamber is the large bath, containing a foot tub and a built-in shower, in addition to the other fixtures. Opening off the bath is a small storage room with a door leading onto a small balcony for airing bedding. The other end of the storage room is given over to a linen closet.

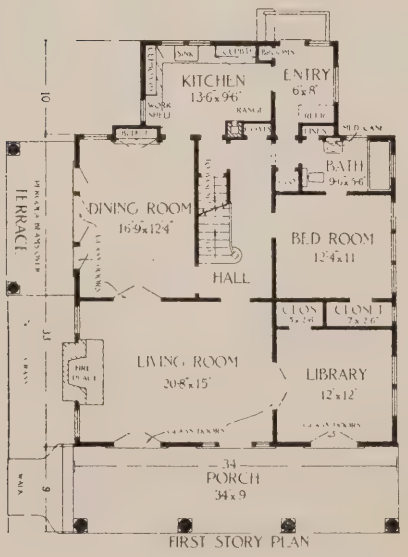


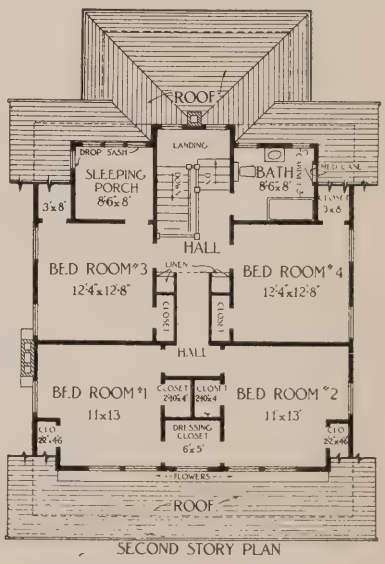


DESIGN NO. 1024

The modified colonial is always pleasant to gaze upon and to live within if properly planned and built. Here is a home which no critic could condemn. The low reaching roof, the broad porch, the chimney with its simple lines, and the many paned window lights are so placed that nothing upsets that sense of dignity which is inherent in the colonial and without which no design can be considered good.

The arrangement inside is fully as fine as the exterior design and provides for a large family. The walls are of frame with wide cypress siding.





DESIGN NO. 1489

The thatch shingle roof adds an unusual note to this attractive home. The shingles are laid in such a way as to appear very much like a real thatched roof. The exterior walls are also of shingle laid six inches to the weather and tinted white.

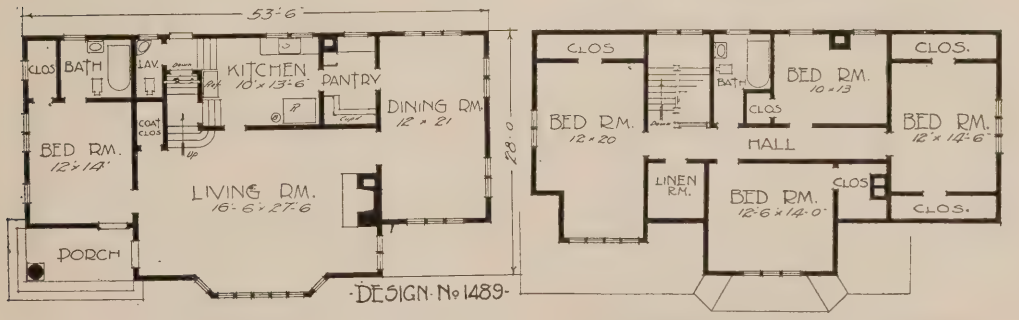
The interior is very nicely arranged and will accommodate a good sized family. On the first floor are living room, dining room, kitchen, one chamber and bath. A combination stairway starting from living room and kitchen makes a convenient feature. Coat closet and fireplace in living room are other desirable features.

On the second floor are four good sized chambers, all connected by a central hall. Good closet space is provided for each. A spacious linen closet is also shown, opening off the hall at the head of the stairs. The bath room is easily accessible from all bedrooms.

The finish on second floor is pine for white enameling.

A full basement is given under the entire house. Stairs to same start from kitchen and are combined with a grade entrance at the landing.

The usual fuel room, boiler room, vegetable cellar, laundry tubs, etc., are provided.



FIRST FLOOR PLAN SECOND FLOOR PLAN

DESIGN NO. 1969.

The accompanying design illustrates a very attractive and practical type of house. The main part of the house being almost square allows for a very efficient arrangement of rooms with no waste space on either floor.

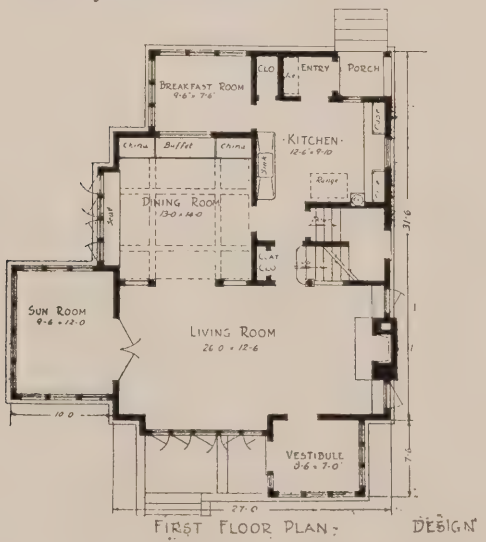
The brick course around the base in rich tapestry brick harmonize nicely with the stucco and dark brown trim. One feature that sets this house out from the ordinary is the arrangement of the entrance steps.

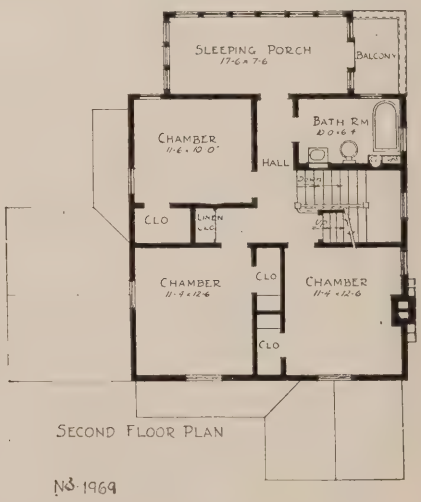
The photograph was taken shortly after the house was completed and does not show any shrubbery banked around the house. With vines, shrubbery and flowers in the flower boxes, this house will certainly be attractive from the street.

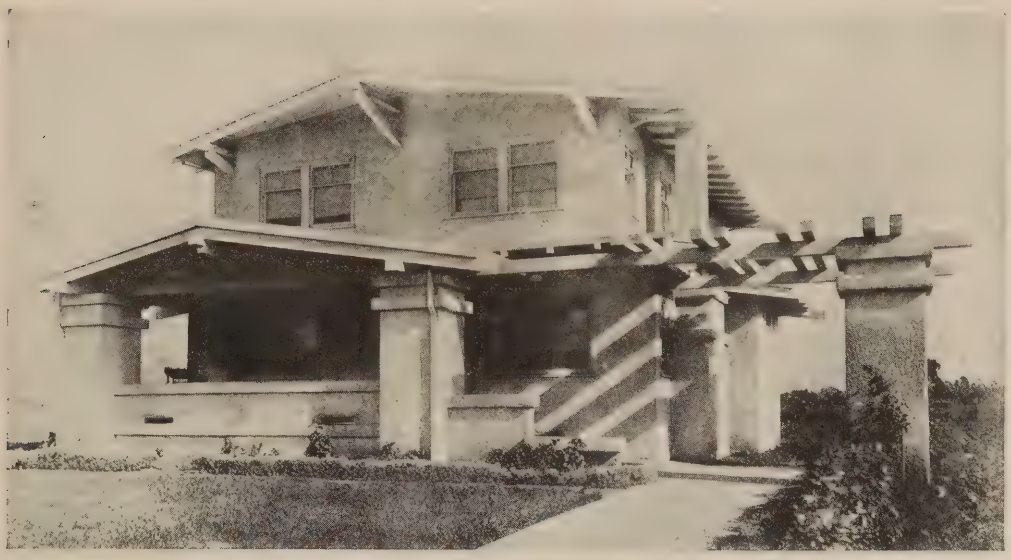
A careful study of the floor plan will show an efficient arrangement of rooms and innumerable conveniences.

Three large chambers, sleeping porch and bath are provided on the second floor. All chambers have large closets.

There is a full basement under the entire house equipped with the usual fuel room, vegetable cellar, laundry tubs, etc. A hot water heating plant is intended to be used.



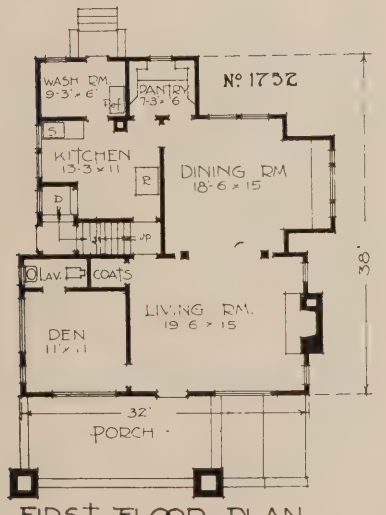




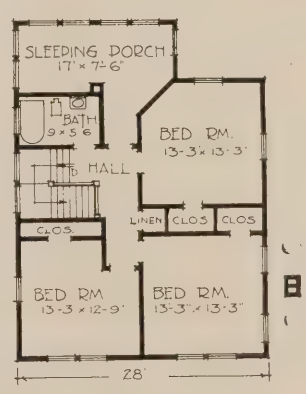
DESIGN NO. 1752

A home with an unusually snappy exterior. The wall is frame with special stucco on stucco base, the roof is flat like those of California, and is covered with a prepared roofing which can be had in a number of attractive colors. Clinging vines covering the pergola beams are all that is needed t make this design exceed ingly attractive. A den with a toilet adjoining very suitable for a bedroom in time of sickness, is a feature which will appeal to many of our readers. The living room has an exceedingly attractive fireplace, while a wide colonnade treatment is used between the living room and dining rooms. Almost the entire end of the dining room is bayed with a built-in window seat. The porch is the type that could easily be screened or a part glazed in for a sunroom opening off the den. There is a roomy pantry and entry providing space for a refrigerator.

The basement is complete with laundry, fruit and vegetable rooms, storage and furnace rooms.



FIRST FLOOR PLAN



SECOND FL. PLAN

DESIGN NO. 1935

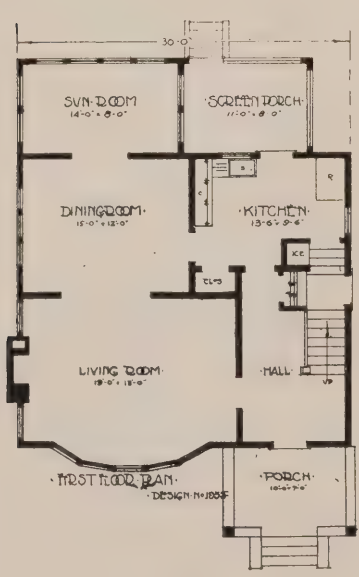
A beautifully designed house in a beautiful setting, a combination that is hard to find. One would know that the owners took a great deal of pride in its appearance.

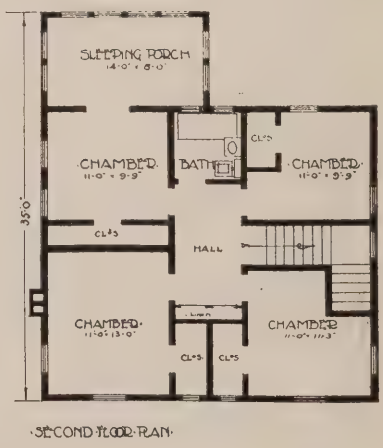
The exterior walls are of shingles up to the second story window sills, with stucco over metal lath above. The brick work around the porch and chimney adds a nice bit of color.

One of the most attractive features of the design, from the interior, as well as the exterior, is the circular bay of five windows in front.

Every room in the house is exceptionally well lighted, there being at least two windows in every room.

The accommodations throughout the house are very complete. Among the desirable features are: large living room with fireplace; sun room opening off dining room; grade entrance and provision for refrigerator. On the second floor are four generous sized chambers, all with ample closet space, and a large sleeping porch.

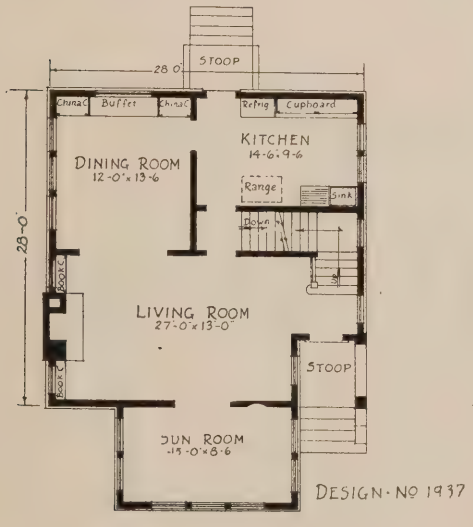




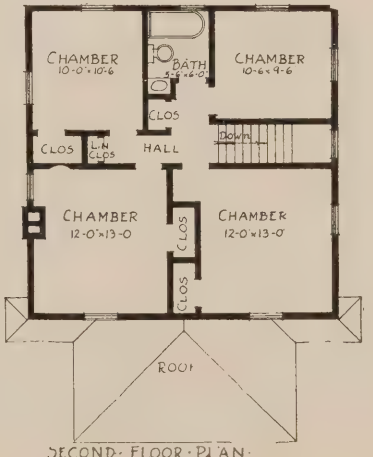
DESIGN NO. 1937.

A very homelike design, made attractive by the unusual treatment of the entrance and the pleasant sun room on the front. Brick work with cement capping has been employed with good effect in combination with stucco on the exterior, and small details have been carefully thought out, as the front basement window will evidence. It is these well-considered, small details that make all the difference between good and inferior house planning.

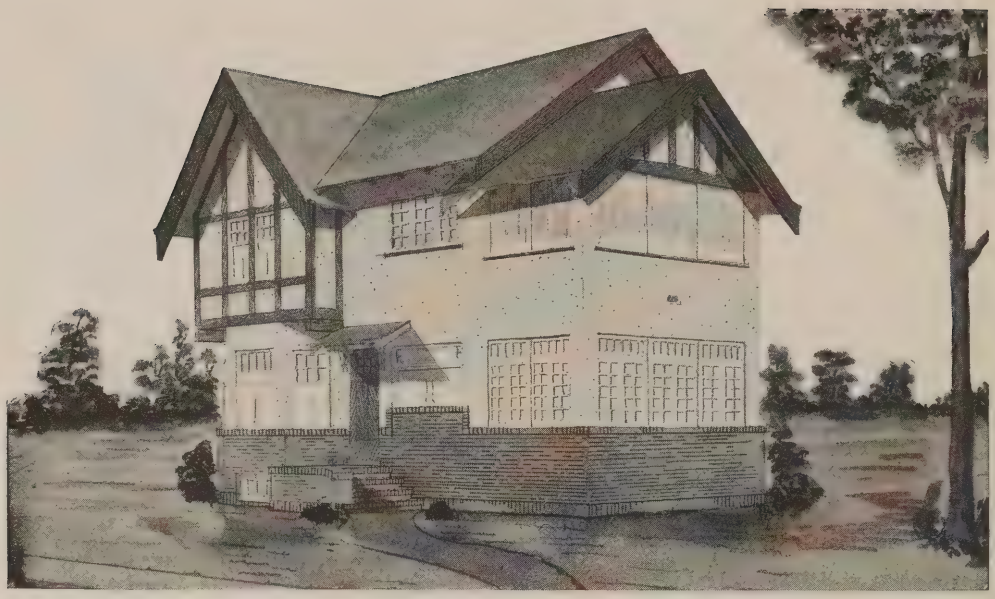
On the first floor is the usual large living room of the up-to-date house, with fireplace and flanking bookcases at either side. A wide cased opening leads from living to dining room, opposite which is the built-in- buffet and china closets.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. K1757.

The color scheme used for this house is one of its most attractive points. This was in golden brown and yellows; the brick work of golden mottled matt brick, used to the first story sills with tan colored Portland cement stucco above. The shingles were also stained dark tan, though they could be moss green with equally good effect.

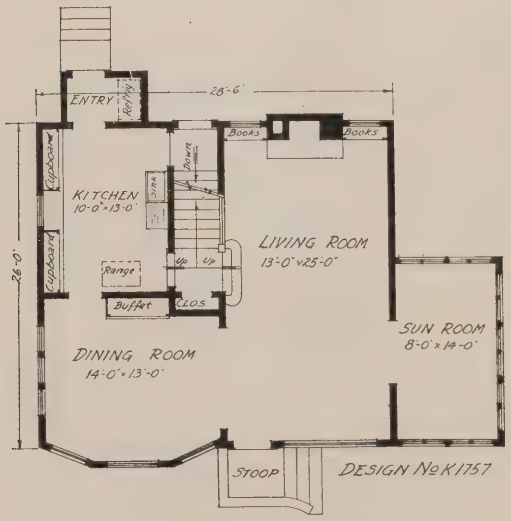
The cypress panelwork was stained dark brown so as to stand out against the stucco.

The entrance is to the front, directly into the end of the living room, and attention is called to the fact that the stairway, which opens off this room, is protected against direct currents of draft whenever the front door is opened.

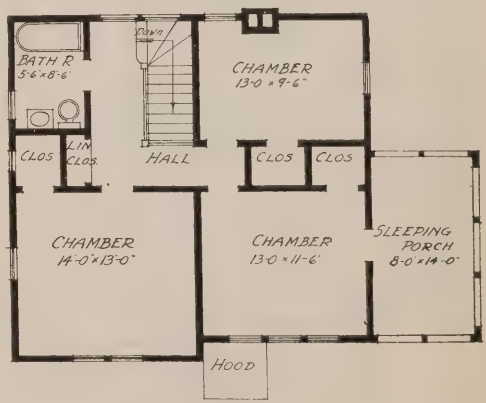
There is a grade door provided in this plan, at the top of the cellar stairs. The kitchen is well equipped, the refrigerator being accommodated at one end of the rear entry.

The sun room has been carried up to provide a splendid sleeping porch above.

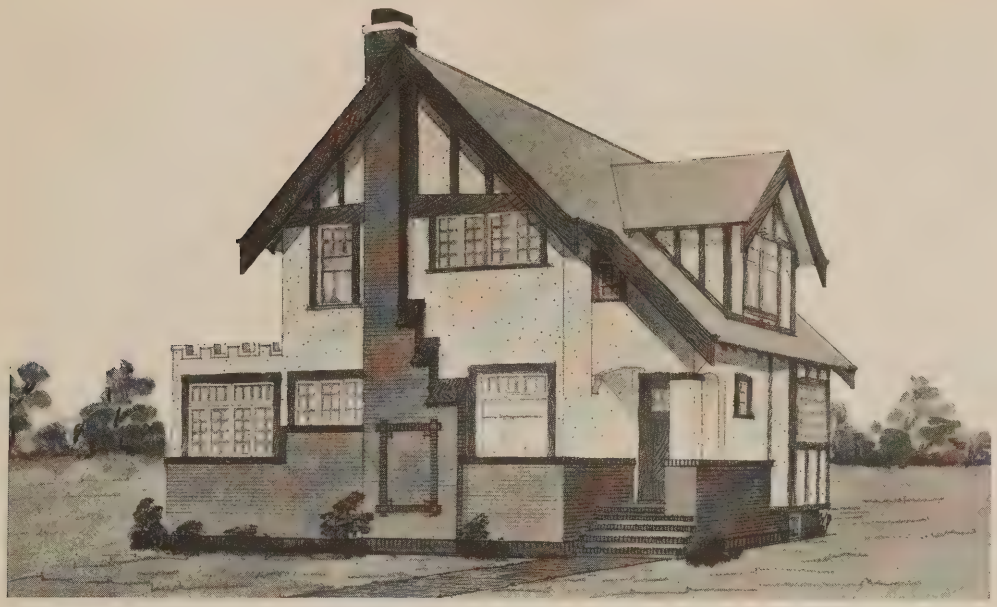
The bay of dining room, with its three windows, gives it unusually attractive lines, breaking away somewhat from the ordinary four straight walls. Opposite this bay is a built-in buffet.



·FIRST·FLOOR·PLAN·



·SECOND·FLOOR·PLAN·



DESIGN NO. K1753.

Another stucco cottage of the English type. Entrance, slightly recessed, is to the side, sheltered by the projection of the main roof.

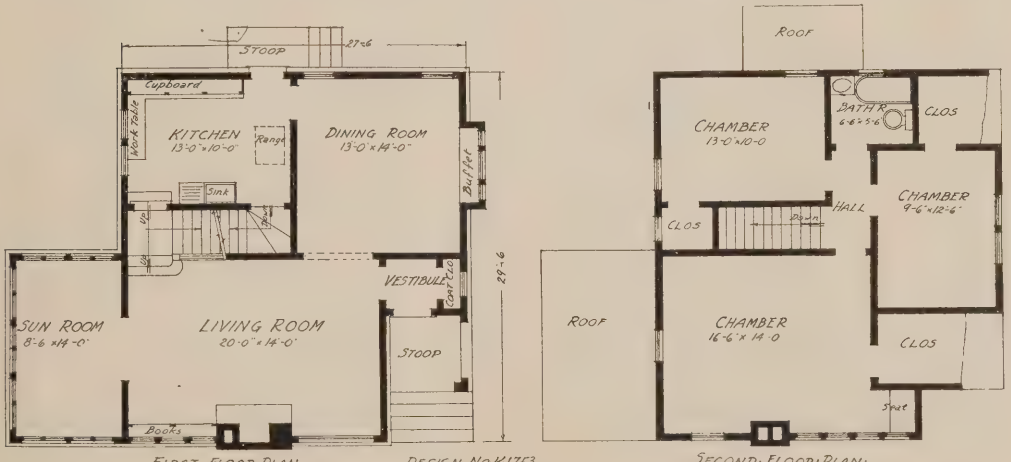
The interior arrangement is very cozy and opportunity is presented by intelligent planning for effective furnishing at small expense. There is an attractive brick fireplace with bookcases at each side, artistic in design, and yet very simple.

The dining room is well proportioned and of good size. It has paneled walls and built-in buffet.

The owner's chamber is the principal room on the second floor, though there are two other good sized chambers shown. They are compactly arranged without waste hall space and each has a nice closet.

A little brick has been used for the exposed foundation wall, porch and steps. Above the structure is of frame, covered with stucco base and three coats of special stucco. The sunroom is a most desirable feature.

The size is 27 feet, 6 inches by 29 feet, 6 inches.

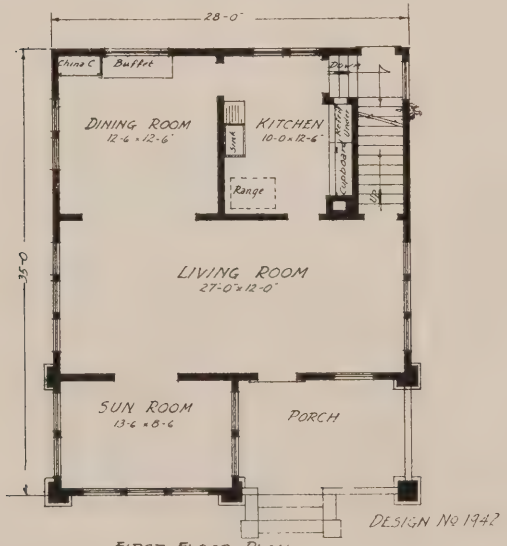


FIRST·FLOOR PLAN· DESIGN·No.K1753 SECOND·FLOOR·PLAN·

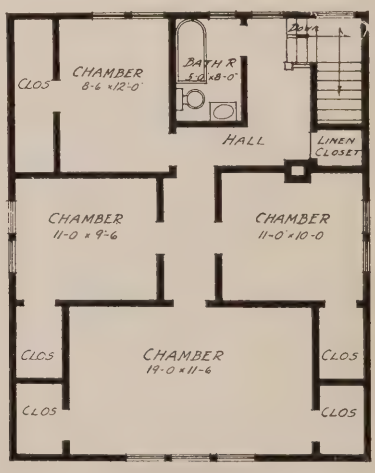
DESIGN NO. 1942.

Heavy cornice brackets and half timber work in the gables give a distinctive touch to this very attractive design. The treatment is unusual without being bizarre and will be found to wear well on account of its good lines. All exterior wood trim is stained brown and shellaced.

Both open porch and sun room are provided on the front of the house. The stairway leading from living room is so placed as to avoid unpleasant drafts and utilizes to the best possible advantage a space which might easily be lost in less careful planning. Special attention should be directed to the combination of basement stair with kitchen entrance. This unusual stair arrangement allows four chambers with good sized closets and bathroom on the second floor.



FIRST·FLOOR·PLAN



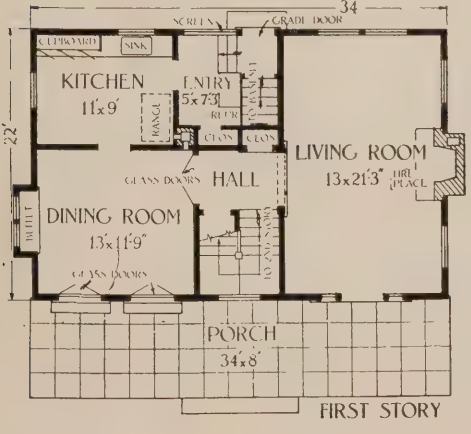
SECOND·FLOOR·PLAN·

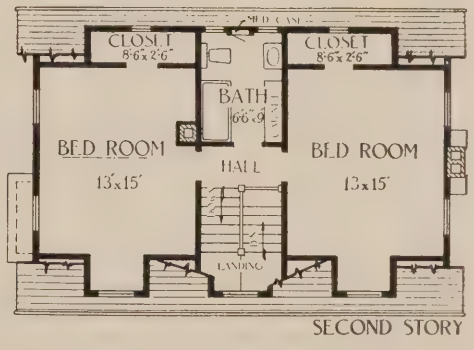
DESIGN NO. 1092

This is a decided variation from the usual Dutch colonial, the roof and corners being treated in a very individual manner. For the man who is tired of the commonplace we suggest this design.

The entrance is into the living room, a hall connects this with the dining room and gives access to the stairway. The kitchen has good cupboard space and adjoins an entry with grade stairway to basement. The second floor provides for two very large chambers with cross ventilation, and a bath in which is a big linen cabinet. The bed room closets are larger than usual and will be appreciated.

The front terrace while not absolutely necessary will add much to the pleasure of living in this home and is simple to **construct. A** dark green roof of stained shingles and a wall covered with wide stained shingles tinted white will prove a very pleasing combination.





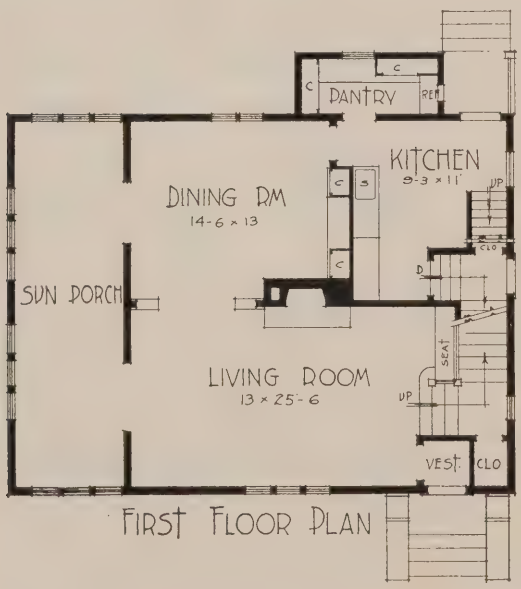
DESIGN NO. K1616.

Here is a house that is unusual, not for any freakish attempt at ornamentation, but by reason of its absolute purity and simplicity of design and treatment.

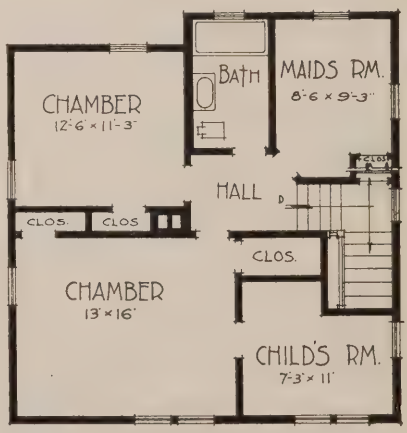
Red brick is used for an edging of the small terrace and steps of the entrance, and the walk from steps to street is treated in the same manner.

The interior arrangement is very charming, the large living room opening from the vestibule and giving at once a beautiful vista through the dining room and sun parlor. The treatment of the stairs is unusually effective, as a recessed hall effect is given by placing a beam across this end of the room, and a seat built in beneath. There is an attractive group of windows on one side of the room, and opposite this a wide fireplace. A cased opening leads to the dining room and double French doors open into the sun parlor, a duplicate pair connecting sun parlor and dining room.

Part of the woodwork is finished with ivory white enamel and part stained a dark mahogany. The dining room has built-in buffet and china closet. Overall size of house is 37x27-6.



FIRST FLOOR PLAN



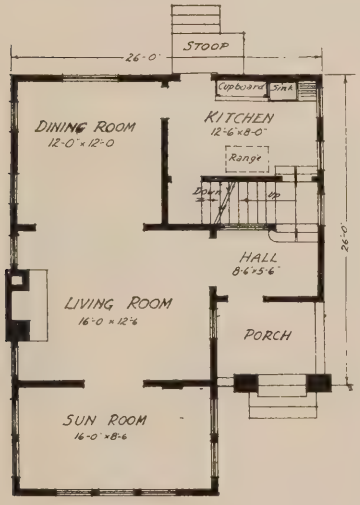
SECOND FLOOR PLAN

DESIGN NO. 1941.

This house is twenty-six feet square and is designed for the most economical construction without sacrificing either convenience or attractive appearance. The brackets of entrance porch, flower boxes and rafter ends of cornice are the only ornamental details, but dignity is lent by the well-designed roof lines, both of the main house and the sun room.

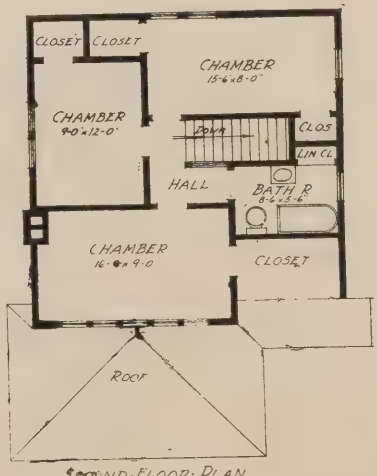
Entrance from the front porch is had through a little hallway from which the stairway ascends. From the stair landing three steps lead down to kitchen. This arrangement is most convenient and a great saver of extra steps in doing the housework.

The sun room extends across the full width of the living room and opens from it by means of French doors. The wide dining room opening allows of a vista from front to rear of house and gives an air of spaciousness most desirable in a small house.



FIRST FLOOR PLAN

DESIGN No. 1941



SECOND FLOOR PLAN

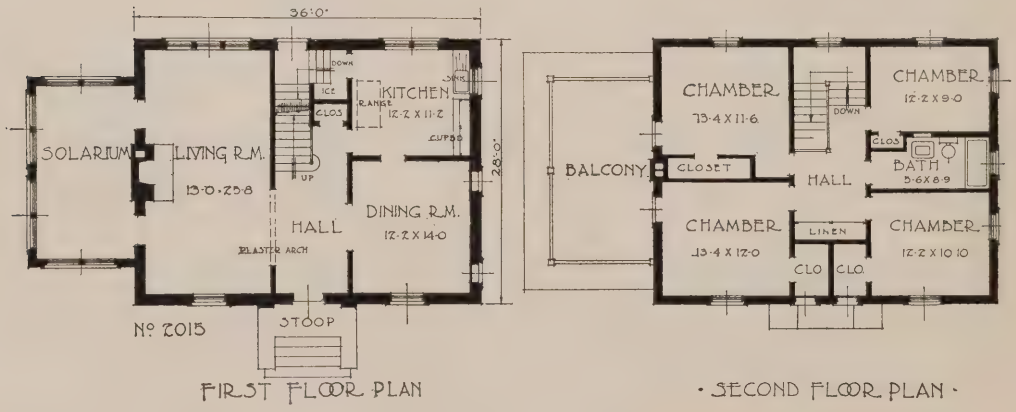
DESIGN NO. 2015

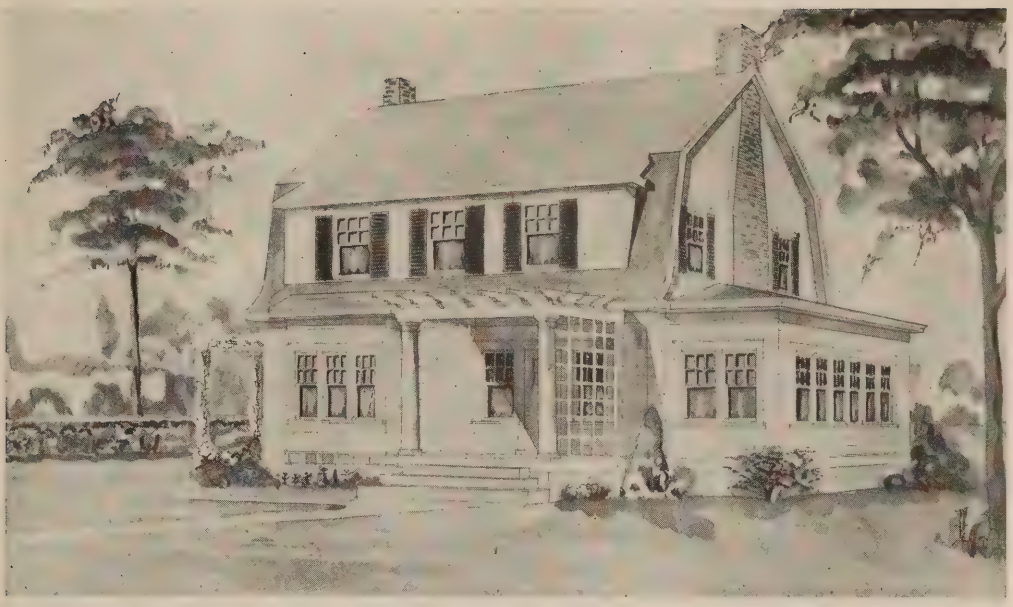
A comparison of this design with No. 1938 shows a similarity both as to exterior appearance and plan. The other home is planned a trifle smaller with breakfast alcove, and for cement stucco over a frame wall, while the stucco surface of this house is over a tile wall. The sun room has been enlarged and the house is two feet wider. A house of this size, plan, and type of construction is ideal from the investment standpoint, because it fulfills the requirements of many home owners.

The roof construction is strong so as to carry asbestos shingles, with a wide three foot projection of cornice which is sealed and is to be painted. The stucco is float sand finish to be ivory tinted. This with cream trim and maroon colored shingles produces a charming exterior.

The interior arrangement is a very practical one. A special provision is made in basement for lavatory and shower. The finish is birch, dull mahogany with flooring in oak. Second floor finish is enamel, and tile for bath room.

This is a home built to last.





DESIGN NO. 1953.

Another design of the Dutch colonial style is shown herewith. Effective use is made of the pergola over the entrance. Where there is room the side pergola will also add to the charm of the design.

The usual green and white color scheme has been used with wide siding for side walls and shingles for the roof.

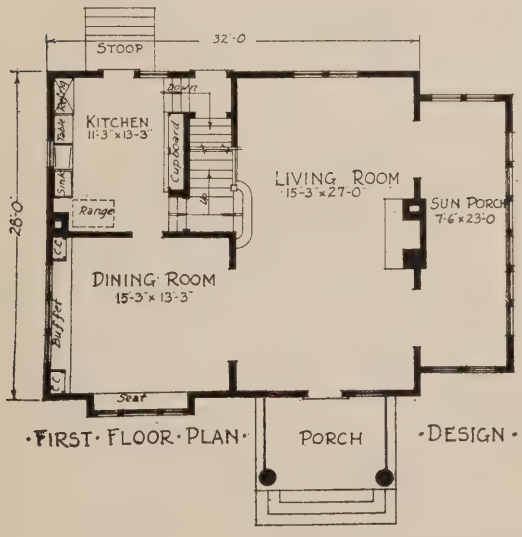
Entrance is directly into the living room, which, with the sun room, occupies the right side of the first floor. On the left are the dining room and kitchen.

A very nice arrangement of the stairway has been secured opening from both living room and kitchen.

Other features are the fireplace in living room and buffet and window seat in the dining room.

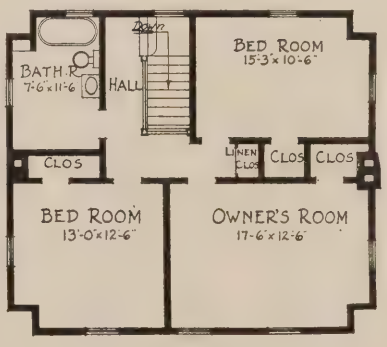
The second floor has been laid out for three chambers and a bath. One chamber is somewhat larger than the other two and is intended for the use of the owner.

There is a full basement under the entire house, with laundry, fuel room, etc.



·FIRST·FLOOR·PLAN·

·DESIGN·No·1953·



·SECOND·FLOOR·PLAN·

DESIGN NO. 1673

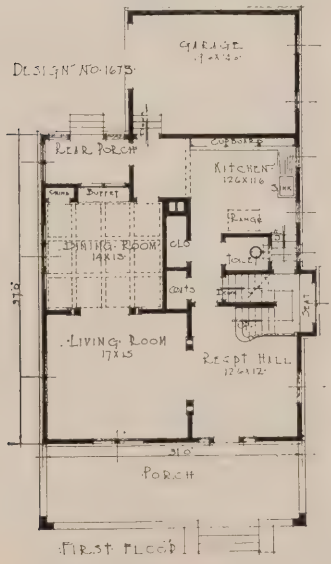
The design illustrated is a frame house stuccoed, but with the brick up to the sills, porch piers and steps. A metal tile roof gives the appearance of being very substantial. The lines are simple, the proportions good and the ensemble makes a very attractive home.

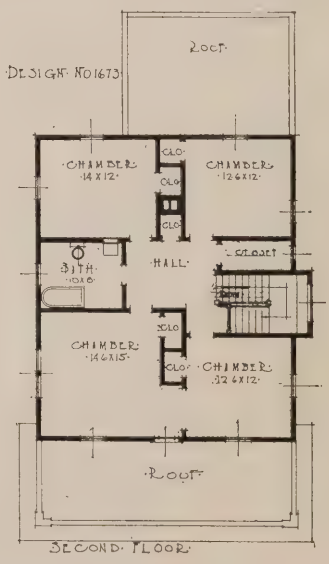
A glance at the interior plan reveals many unusual and interesting features. The attached double garage being especially desirable and conveniently located.

The combination stairway is economical both in the saving of steps and money.

On the second floor we find four large well-lighted chambers each with ample closet space opening off a center hall. A large storage closet with a window in addition to the linen closet open off the hall.

To sum up, this is a complete, practical home for a good-sized family. If desired, a large sleeping porch could be provided for over the garage.



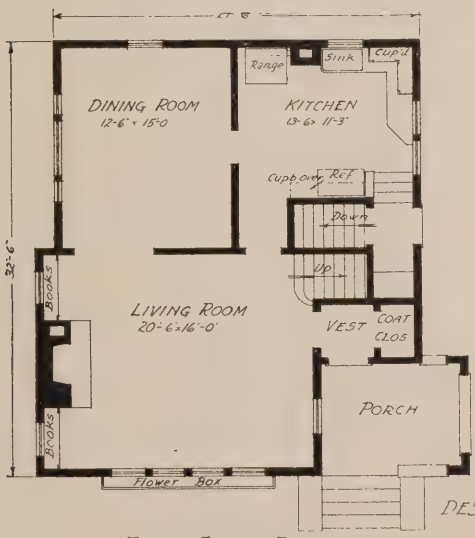


DESIGN NO. 1461.

A typical stucco house, well designed and on good lines. The wide cornice, window boxes and lattice work give the necessary relieving touch to an otherwise severe exterior treatment. Brick has been employed in the buttresses of the cement steps with good effect. The porch has cement floor and is completely screened in.

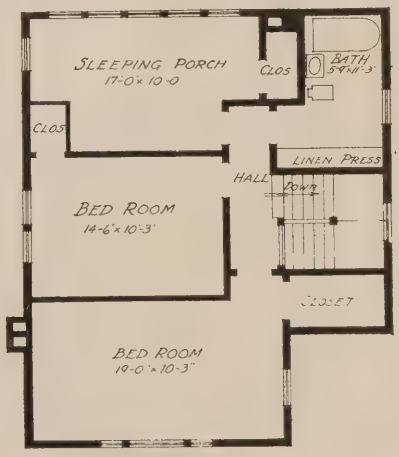
Spaciousness marks the plan, all the rooms being of unusual size for a moderate cost home. Fireplace and bookcases under high windows give much character and distinction to the living room, as well as add greatly to the comfort.

A sleeping porch large enough to accomodate the whole family is arranged at the rear of the second floor, in addition to two good sized chambers and bathroom. Off the bathroom is a linen press that will delight the heart of the housewife.



·FIRST·FLOOR·PLAN

DESIGN Nº 1461



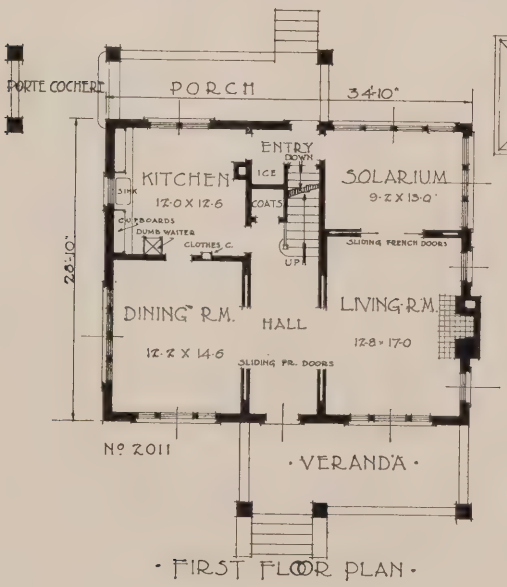
SECOND FLOOR PLAN

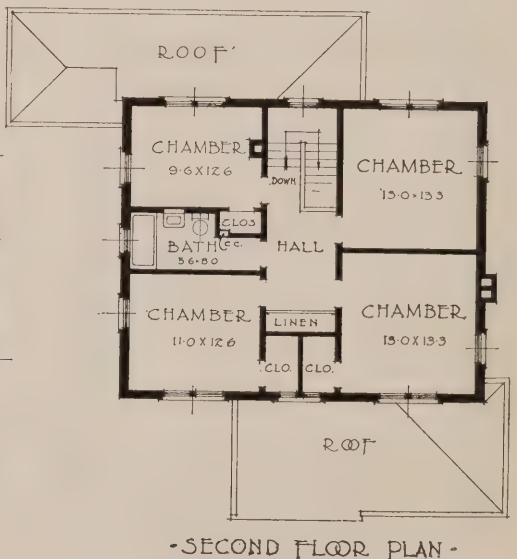
DESIGN NO. 2011

A Canadian home, planned to be built up in Ontario, therefore it is a very well constructed house carrying wall insulation and quilt lining for floors. The foundation wall is poured concrete 12 inches wide to grade, then 8 inches to floor level, faced with brick. The structure is frame, brick veneer. Concrete porch floor and steps.

The interior is finished in hardwood throughout the first floor, with cypress, enameled, in bed rooms and upper hall. All three first floor rooms carry a wood cornice and dining room has panelled wainscot. Hardwood floors, oak and birch. Brick fireplace and tile hearth.

Openings into central hall are planned for double sliding doors, also from end of living room into sun room. Plastered arches could readily be substituted for the French doors if desired. The house is very completely equipped and has all of the latest household conveniences provided. Full basement with hot water plant and large laundry. There is storage space in attic reached by scuttle in upper hall.

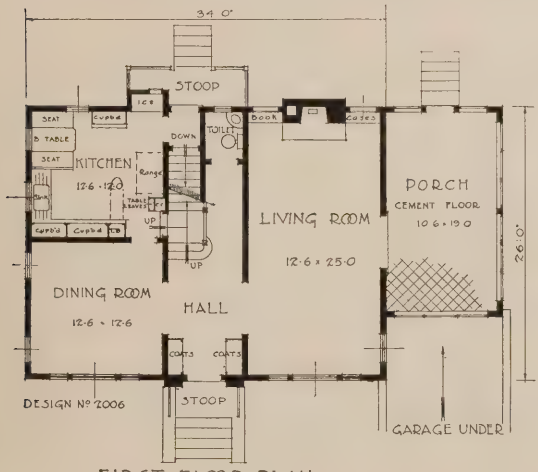




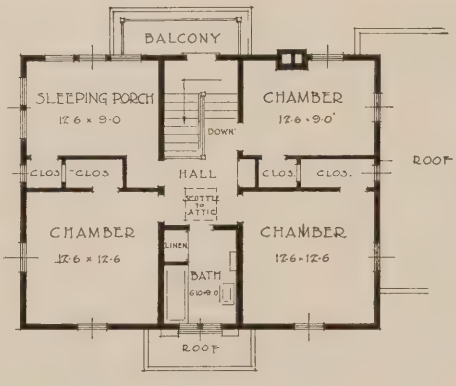
DESIGN NO. 2006

Sometimes the automobile is cause for planning the home so as to give garage service in connection with the house and directly to the street. Such an arrangement is illustrated in this home, which is a frame constructed house with cement stucco exterior, and is designed for the practical square type of house—in fact, the owner of this home is a very practical businessman and his house is planned with extreme care as to practical features. The building site is considerably elevated, as will be seen from the picture. This permits the necessary ceiling height of garage without lowering the grade of the driveway into same from street level. This house is planned without attic, but there is a large basement and some storage capacity at the back of the garage. The roof is shingled, face brick is used on the one exposed chimney, which serves for both the fireplace at end of living room and the hot water heating plant.

There are but three chambers, but an unusually large sleeping porch is provided, and a large bath between the two front rooms completely equipped, including shower. Quite a similarity will be noticed between this design and the colonial home previously shown, design 2007. Both of these houses have been planned for the same owner.



FIRST FLOOR PLAN



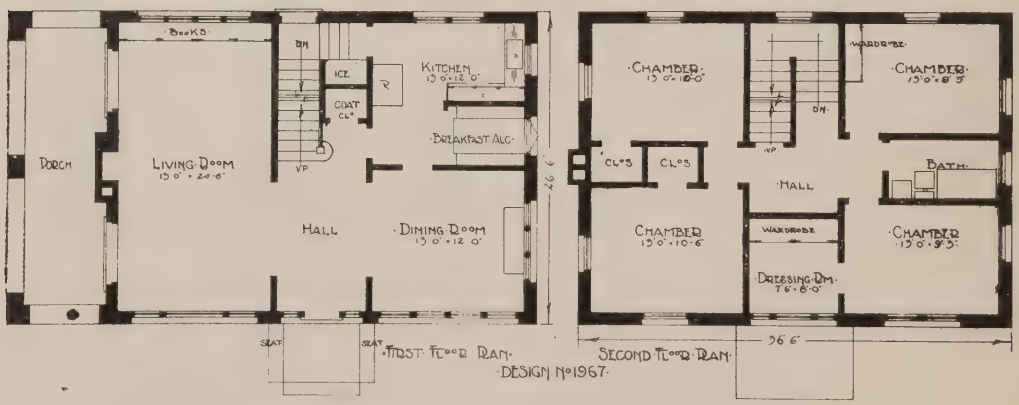
SECOND FLOOR PLAN

DESIGN NO. 1967.

Wide white mortar joints between the brickwork on this attractive home give a very pleasing contrast with the darker color of the brick. The trim has been painted white, too, to further accent this contrast and the result is extremely good. This house has a solid brick wall, with stone trimmings, and having an asbestos shingle roof could be made fireproof by the use of concrete and tile inside. In many cities this fire-proofing has become a requirement when building in the more central portions, and is a very wise move, though at the outset it entails the investment of a little more money. Brick is very rapidly coming into favor, even for small dwellings, and the smaller expense of upkeep is an important consideration to the home builder.

The house has been very simply detailed in the colonial style. The wide central hall with main rooms at either side always seems to call for ornamentation. It may be carried out simply and in very good taste, or more elaborately as funds permit.

The long porch across one end of the house is perhaps its most appealing feature, though the breakfast alcove will run a close second where the house mother has a voice in the matter. The plan throughout is well arranged.



DESIGN NO. 2025

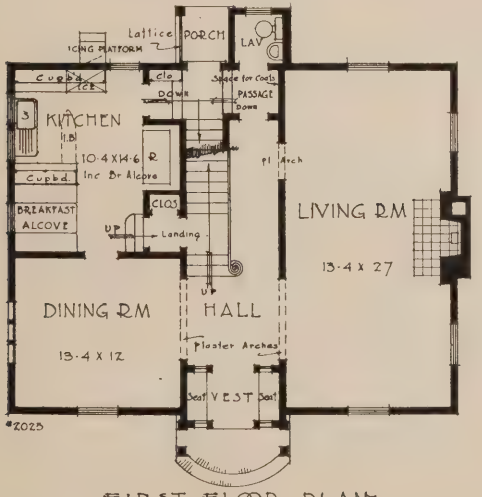
An inviting home is this modern colonial and ideally suited to the needs of the city man, although it would make a nice suburban home also. The walls are of frame covered with 10 inch resawed siding which is painted ivory. The roof is covered with factory-stained shingles of moss-green shade.

The entrance is the most important feature of design and carries a true colonial feeling.

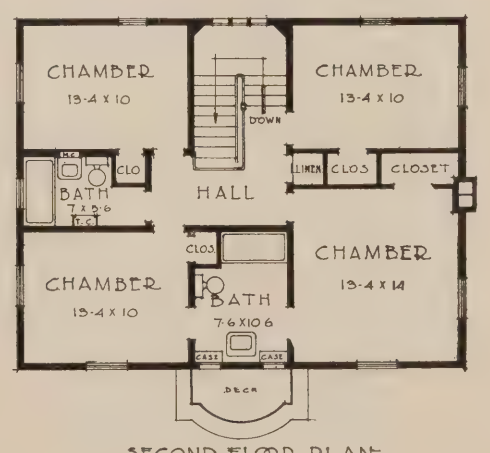
Dark green blinds and a soldier course of dark brick at the grade level furnish contrast to the light colored walls. The striped awnings are very useful and provide further decoration. The window sash could also be green.

We have developed an interior arrangement which should appeal to anyone who requires a thoroughly modern home. The housewife will be delighted with the abundance of cupboard and closet space, the man of the house will like the short cut to the basement and the whole family will enjoy the big living room. The upstairs is just as complete and four chambers, one of which is very large, are planned. There is an attic which can be reached by a scuttle in the hall ceiling.

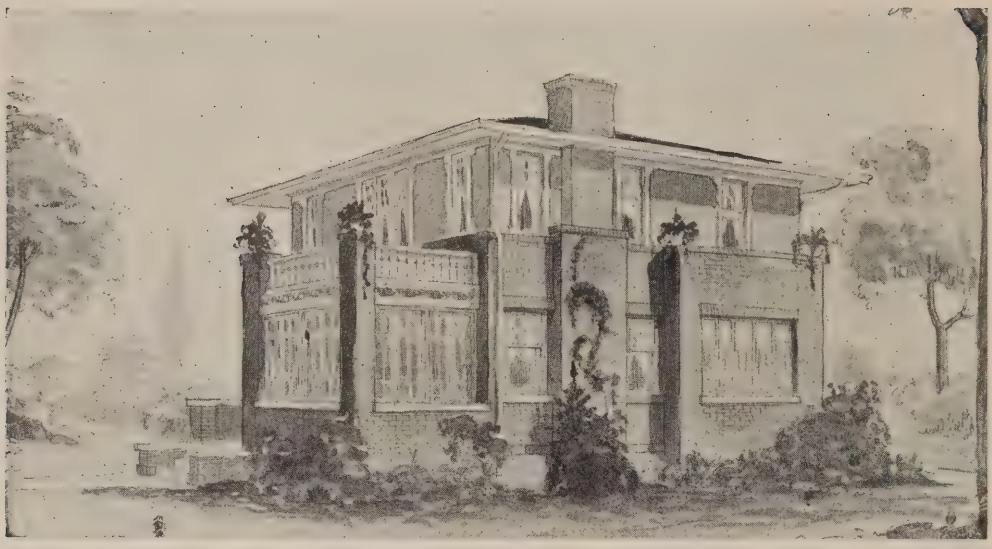
Size of house is 36x28 feet.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. 2001

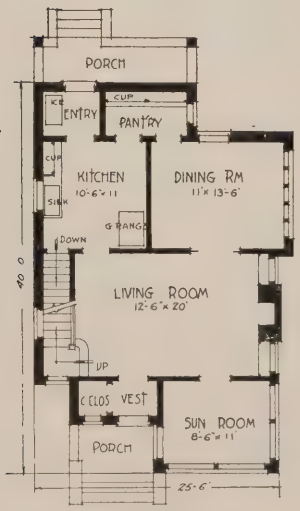
The house here shown is a satisfying solution of the living question. From the outside it is dignified and restful, the plaster frieze in which the second story windows are set, above the brick veneer, giving good proportion and color.

The interior arrangement of the house is essentially modern, the living room being the key to the whole plan. It is of generous size, with the fireplace seats and windows taking one side, and it communicates directly with both dining room and kitchen. The dining room has an attractive group of windows, and the kitchen is well arranged, with the pantry making the communication between kitchen and dining room.

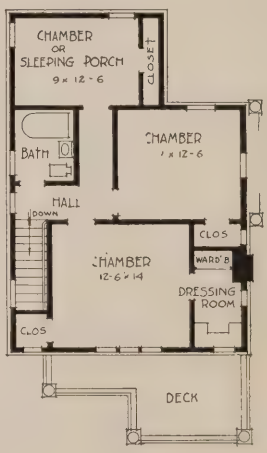
The second floor is compact and well arranged, giving two bedrooms, bath and sleeping porch; or three bedrooms if the sleeping porch is not desired.

This attractive little home is 40 feet long by 25 feet 6 inches wide.

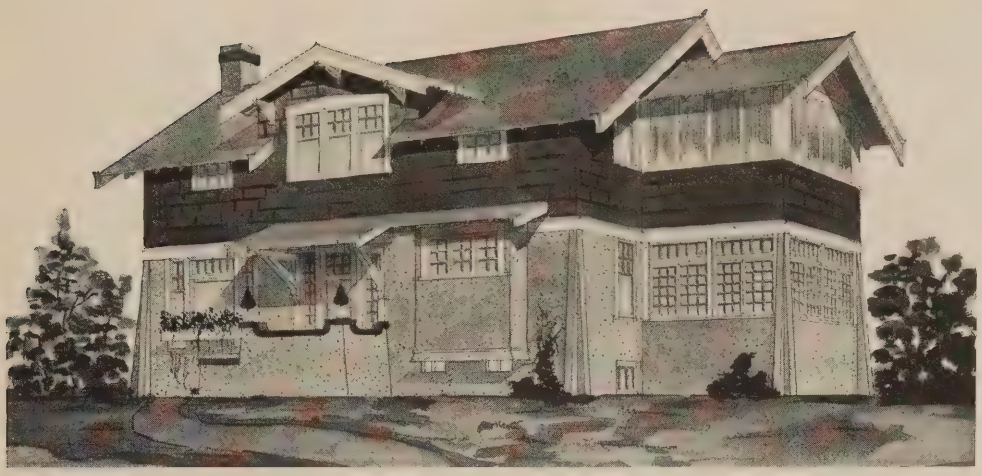
A forty foot lot will be satisfactory.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



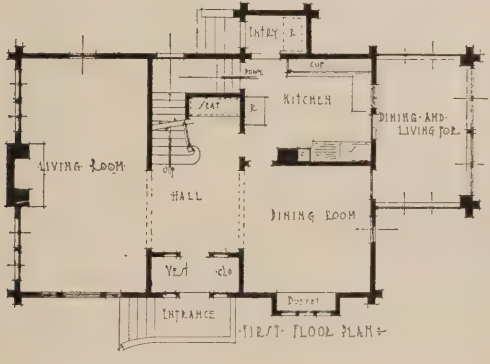
DESIGN NO. K 1759

This cottage embodies the very latest ideas in designs where the modern sun parlor and sleeping porch are features. It should be built well above grade to give the proper setting.

The first story walls are constructed with metal lath and cement plaster. The shingles above are laid in alternate courses, ten inches and two inches to the weather. A very pleasing scheme of decorating the exterior would be to tint the cement walls a cream color and stain the shingles brown, using a light maroon on the roof, and painting the exterior trim white. Where the cement work of a house runs down to the ground, as in this case, the addition of shrubbery and vines is very desirable. The cement, of course, offers a splendid opportunity for climbing roses, woodbine or other vines.

The interior will be found most interesting and to contain many little attractive features. A central hall has a wide attractive stair with a built-in seat. Wide cased openings connect this hall with the living and dining rooms. A French door opens from the dining room onto the porch, which makes an excellent place to dine in hot weather as it is also connected with the kitchen. The upstairs will serve quite a family and the sleeping porch is in reality a fifth bedroom.

The main portion of the house is 26x38, and the living room is 13x25. Full basement is provided and hot water heat.



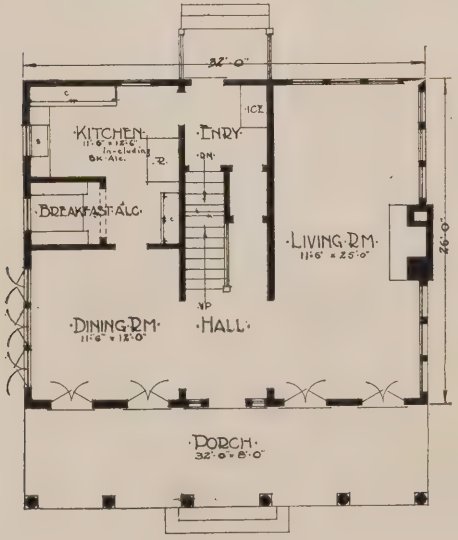
DESIGN NO. 1963.

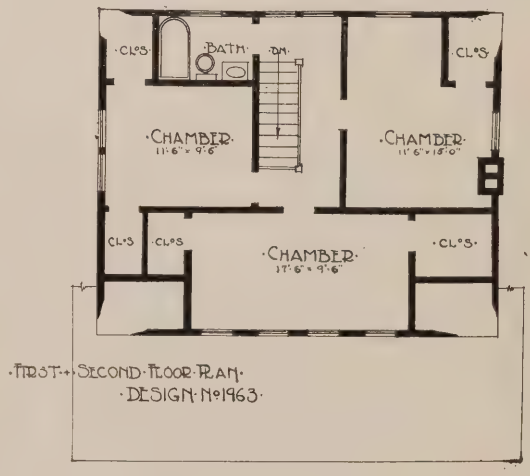
Colonial in many of its details, yet thoroughly modern in arrangement, this design will appeal to many.

The construction is frame with shakes for the outside walls. The shakes have been stained gray and the trim painted white, the shutters and roof green. French windows open onto porch from living and dining rooms.

The living room is of good size with windows practically filling the walls on three sides. The dining room windows on the side are out-swinging casements. The breakfast alcove will be appreciated by most housewives.

Three large chambers and bath make up the second floor, connected by a central hall. All have large closets.





FIRST AND SECOND FLOOR PLAN.
DESIGN No. 1963.

DESIGN NO. 1025

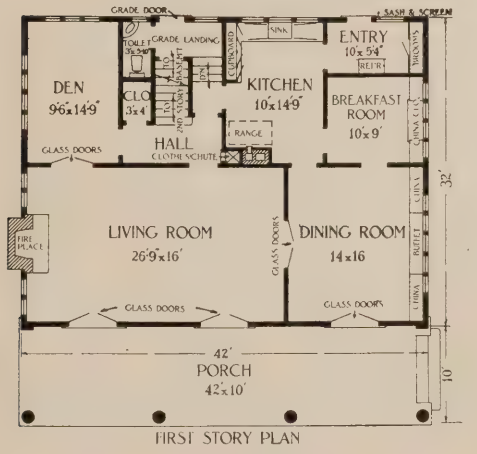
A home very similar to the one opposite, but much larger, is presented here. Wide cypress siding is used and a stained cypress shingle roof. The siding and trim are white, the roof green. A home like this would be very suitable for the suburban estate where a wide frontage is available, for it will not permit crowding.

The interior is on a par with the exterior and is thoughtfully planned. Two pairs of French doors open from the living room onto the porch and one pair from the dining room. A grade entrance at the rear with tolet adjacent is a satisfactory scheme of arrangement. The rear entry contains a large broom closet and space for ice box.

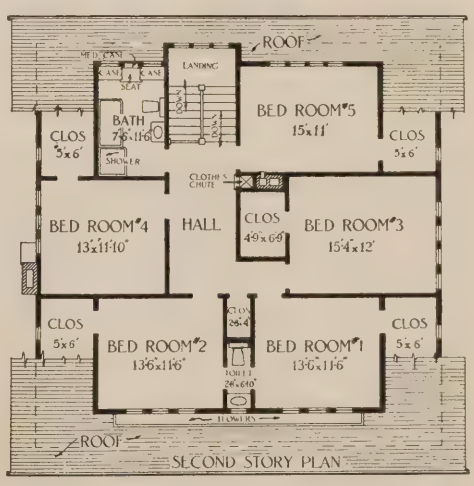
The second floor has much of interest such as the private lavatory between the front bedrooms and the built in dressing table in bath.

The closets are very large and the clothes chute saves many steps.

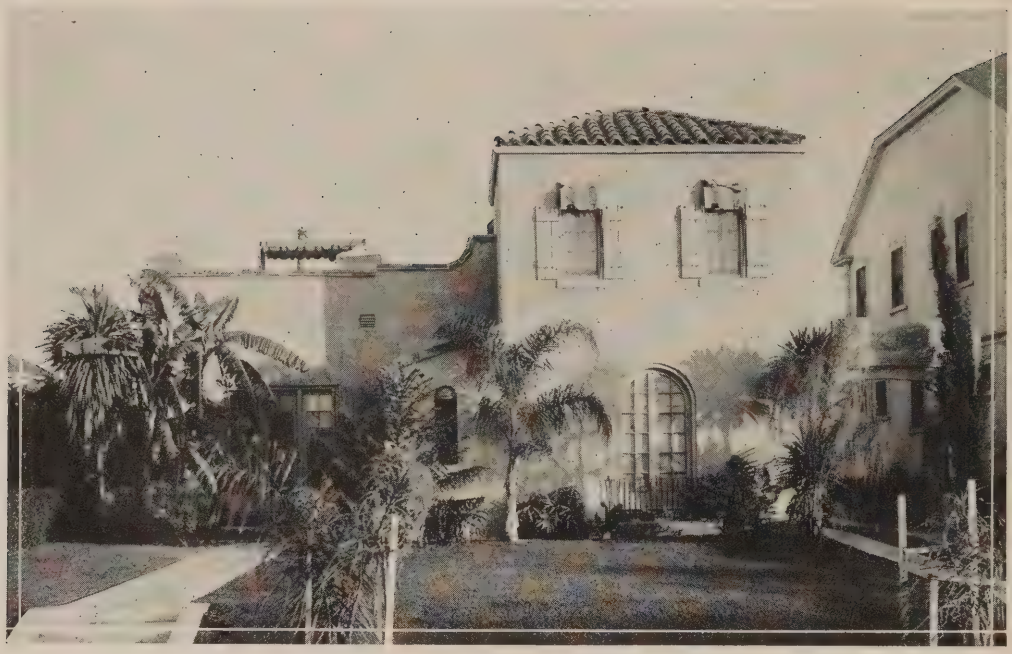
It is indeed a very fine place for the large family to live in and will appear well from any angle, so well balanced is the design.



FIRST STORY PLAN



SECOND STORY PLAN

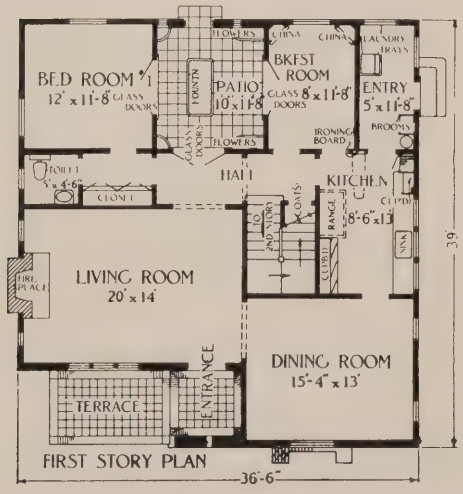


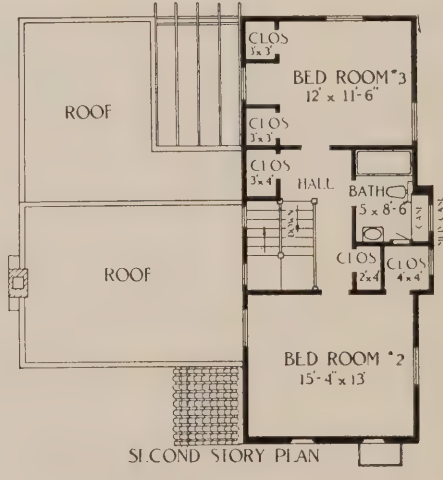
DESIGN NO. 1068

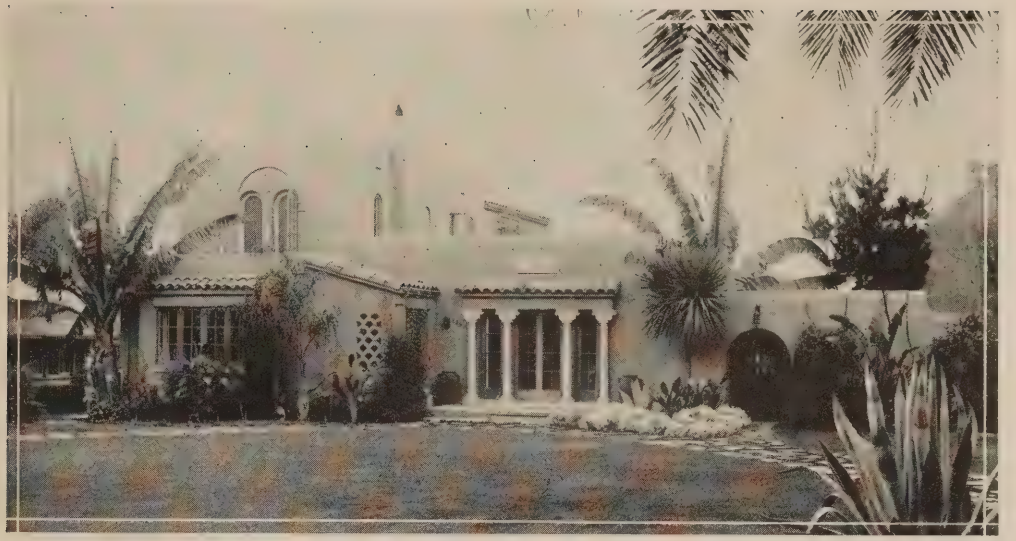
This is a unique home of Spanish design. There are so many things worthy of note that we cannot touch upon them all. The front terrace has tile floor, the entrance roof and the roof over the front portion are of heavy tile. The frame walls are furred out in front to produce a deep recess where there are openings. French doors and casement sash are used freely with splendid effect. The whole design is so different from the ordinary that it will attract the attention of everyone. However it should not be much more expensive than many plain houses as it is of moderate size and is practically square.

A gate shuts off the driveway from the street.

The interior is very well taken care of, and meets all requirements for modern planning. The ceiling of the living rom is barrel vaulted, that is, it is curved slightly. The tiled patio is screened-in so that it is practicable in any locality. It is indeed a plan that merits careful study.





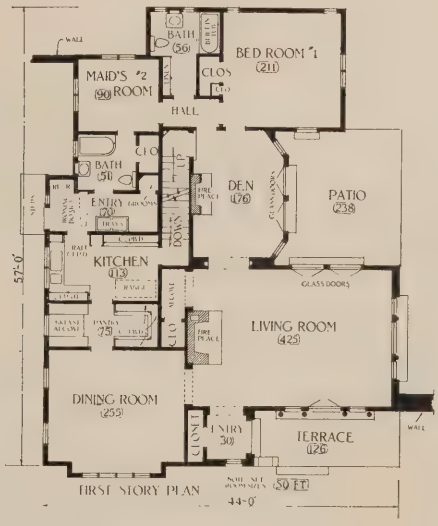


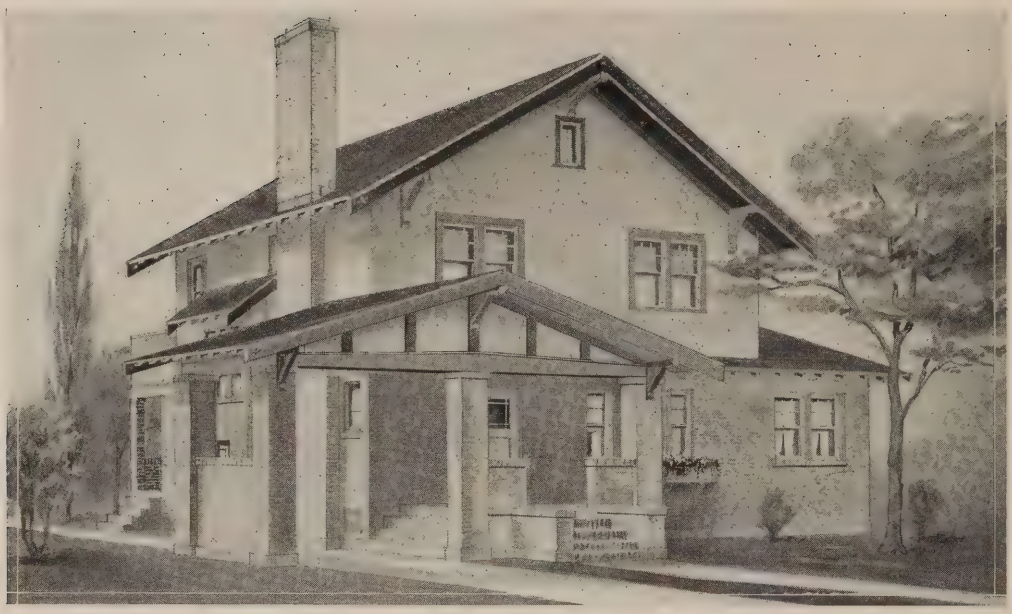
DESIGN NO. 1069

This charming Spanish residence is almost palatial in its settings and exterior treatment. While it was built in California, it can readily be duplicated in colder climates as it is designed with warm construction. The walls are of frame, furred out as in design No. 1068 for effect. The main roof is almost flat and can be covered with composition roofing or a roof built upon the job. Small roofs of tile break up the lines and add color. Over the terrace entrance is a plaster ornament and a special grill admits light to the entry, adding a Moorish touch.

The interior is fully as fine as the outside and the rooms are planned to meet modern conditions of American home life. The fireplace is detailed very elaborately and the living room ceiling—eleven feet high—is vaulted. The other rooms on the first floor are 9' 4" high, upstairs they are 8' 4" high.

There is a 15'x17' basement and a gas furnace in the home as built, but of course many people prefer a full basement and it can so be arranged.





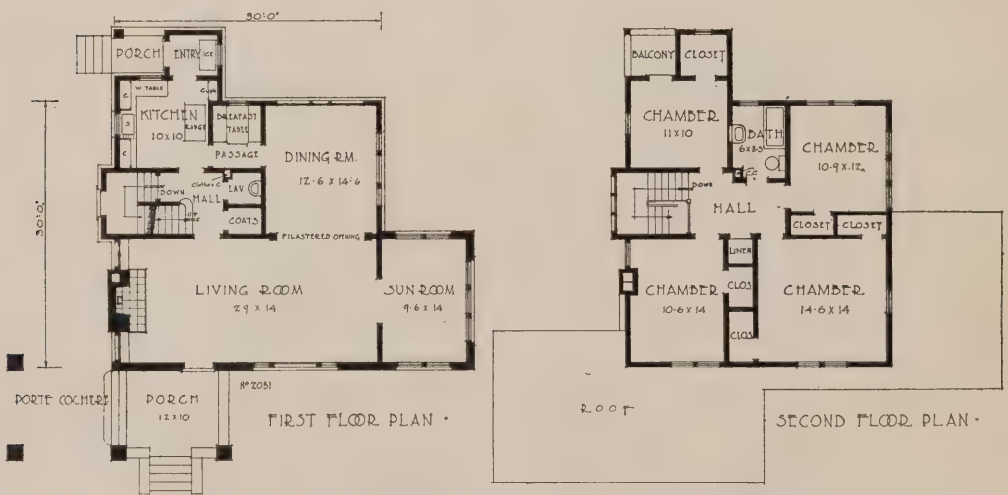
DESIGN NO. 2051

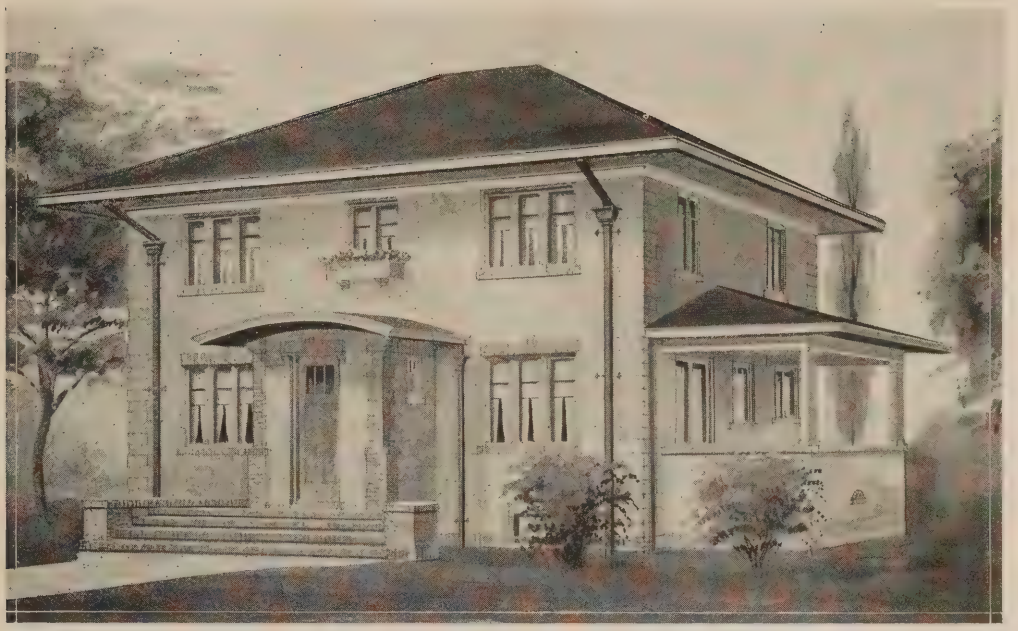
This is a type of residence that is sure to meet the approval of that class of people who desire a good substantial economical home, yet one that is not too plain or that appears common. We offer this design as one which should be the solution of the above problem.

Frame walls are brick veneered along the front and portions of the sides; stucco is used elsewhere. The roof is of heavy asphalt shingles.

The plan is square except for the rear projection and the sun room. The living room is extremely large, and connects with the dining room through a wide pilastered opening. A grade door to basement, a large coat closet and a lavatory make an excellent combination. Upstairs are four chambers and bath. The balcony is desirable for shaking bedding from.

The use of the porte-cochere is being revived and where the weather is rather spasmodic, it will be a feature of real utility.



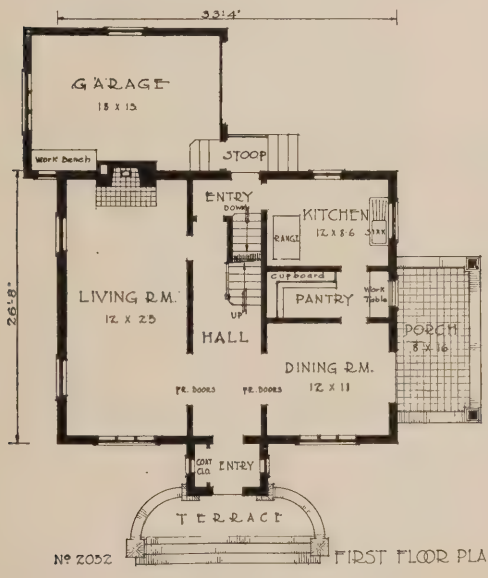


DESIGN NO. 2052

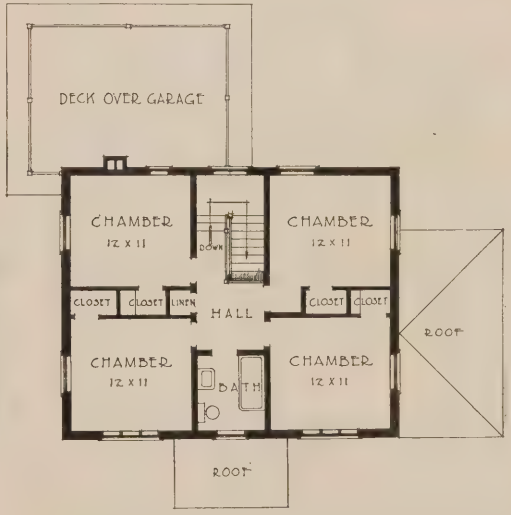
A wall of smooth-faced cement blocks laid in white mortar with base, steps and window trim of dark red brick together with a dark red asbestos shingle roof makes a home of striking beauty. The entrance is very unusual and is fully in keeping with such a type of home. The plan was laid out so as to make economical use of 8x8x16 concrete blocks. These were furred inside and the plaster applied over special plaster base.

The arrangement is around a central hall. A long living room connects with this hall at the front and rear. The side porch can be used for dining in warm weather or can be converted into an all-weather porch by the use of casement sash which slide together leaving a wide opening. Four bedrooms each 12x11 are provided, with good closet space.

The garage is a nice addition but can be omitted if it is not needed.



No 2052 FIRST FLOOR PLAN



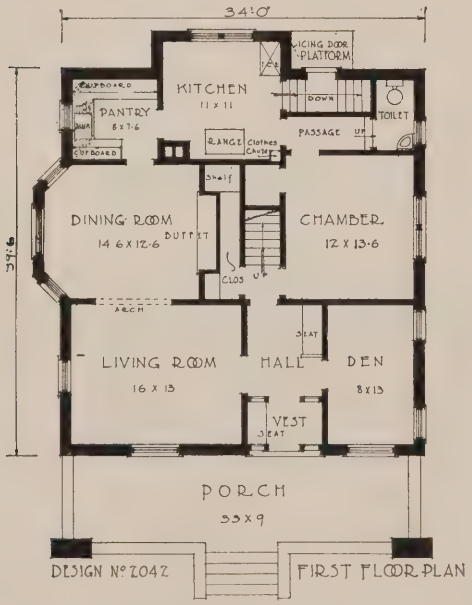
SECOND FLOOR PLAN

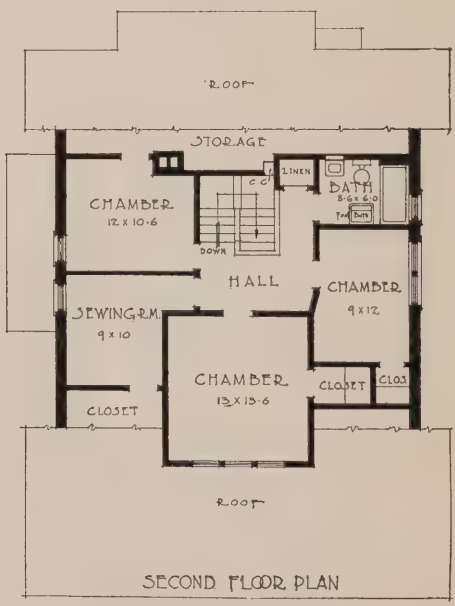
DESIGN NO. 2042

There is a great deal of satisfaction in building a house of brick and hollow tile for when it is completed you know that there will be few repairs and they will be slight. Such construction is used here with marked success.

The broad porch with the curved arch is especially inviting. The roof has a graceful sweep and the dormer is well proportioned. The house will be even more attractive when the landscaping is completed.

The plan is arranged in good order and the rooms are large. Some might prefer that the living room extend across the entire front, thus doing away with den, entrance hall, and vestibule. However the present arrangement would be ideal for a doctor or anyone desiring a home office.



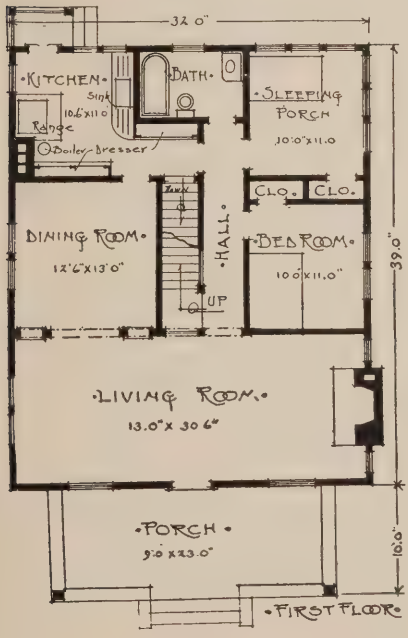


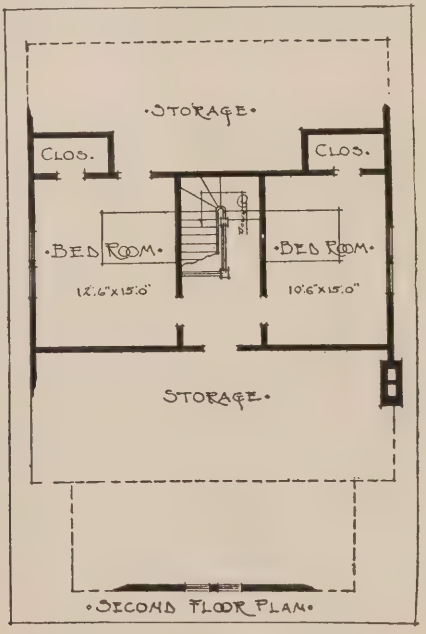
DESIGN NO. 1340.

Completeness is the word best decribing this popular little home. The brick and stucco combination has been employed most effectively in designing the exterior, the selected face brick together with the dark brown panel strips in porch gable forming a pleasant contrast with the white walls. A moss green roof would go well with this combination.

A review of the plan will show that careful thought has been given to utilizing every foot of floor space. The living room is large, extending across entire front of house, while just back of it is the stair hall and dining room. A sleeping porch is provided at the rear of first story, but, if desired, this space could be completely enclosed to give another chamber. Two very good sized chambers are shown on the second floor.

The porch floors and steps are of cement.



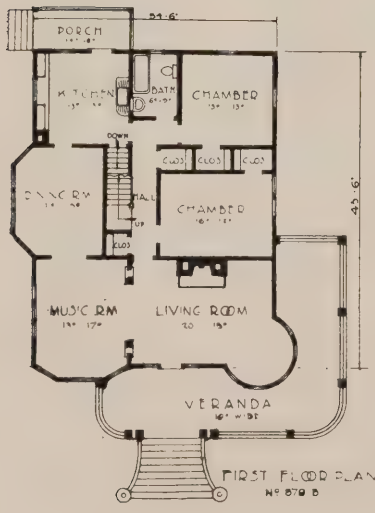


DESIGN NO. 879.

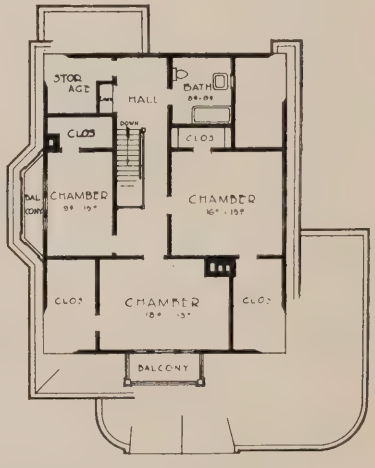
The construction of this unusual yet attractive cottage is of frame with siding for the finish of the first story and shingles and plaster with composition ornaments in the gables. The treatment of the gables and cornices adds greatly to the effect of the house, but if necessary to cut expense, much of the detail might be omitted and still good effect obtained.

A basement is planned under the entire house but if built in a mild climate it could be cut down to under the dining room, hall and chamber, providing for a hot air heating plant and laundry. The three principal rooms have hardwood floors and finish, the balance of the finish being of soft wood, painted or stained.

This house has appealed with much favor, and the plans, which are very complete, have been ordered many times. In the picture, house is shown with considerable elevation above grade in front, but the plans can readily be adaped to any requirement.



FIRST FLOOR PLAN
No 879 B

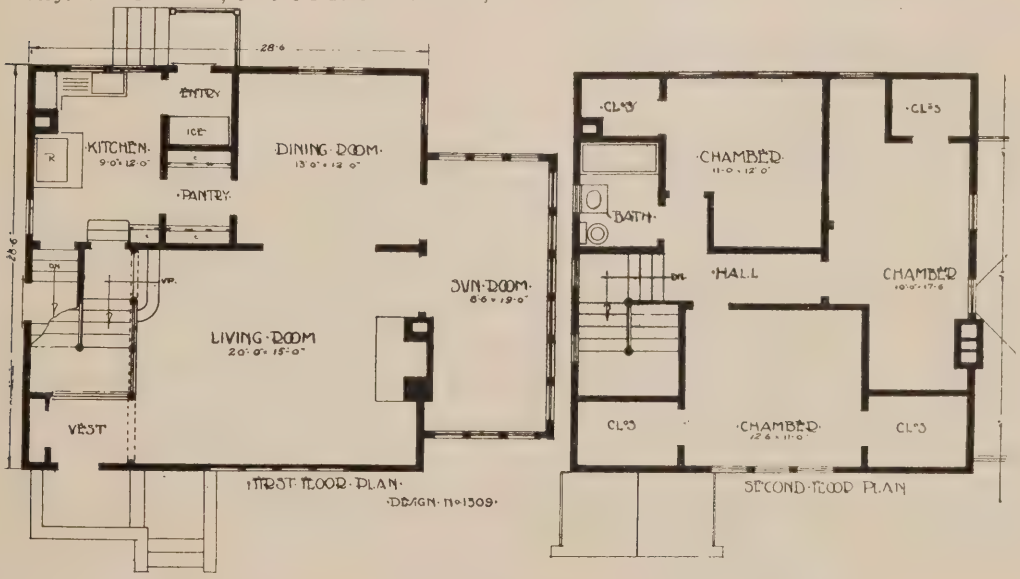


SECOND FLOOR PLAN

DESIGN NO. 1309.

This little cottage is an example of a modified old English design. Its simple lines and the soft shadows cast by its projecting eaves give it a most charming home-like appearance.

The floor plan carries out the old English feeling, with the entry screened by the balustrade of a most attractive stairway. The fireplace, in the corner of the living room, is very attractive, and the openings to the living room and the porch flank in with pleasing symmetry. The solarium, on the side of the house, is just back far enough from the street to be away from the eyes of the curious. Connected with the kitchen is an entry with space for ice-box. One goes down cellar through the combined kitchen and outside entrance under the main stairs. It is also possible to go upstairs without going thru the living room, by means of the three steps and the door opening onto the main stair landing. On the second floor are three bedrooms with good sized closets.



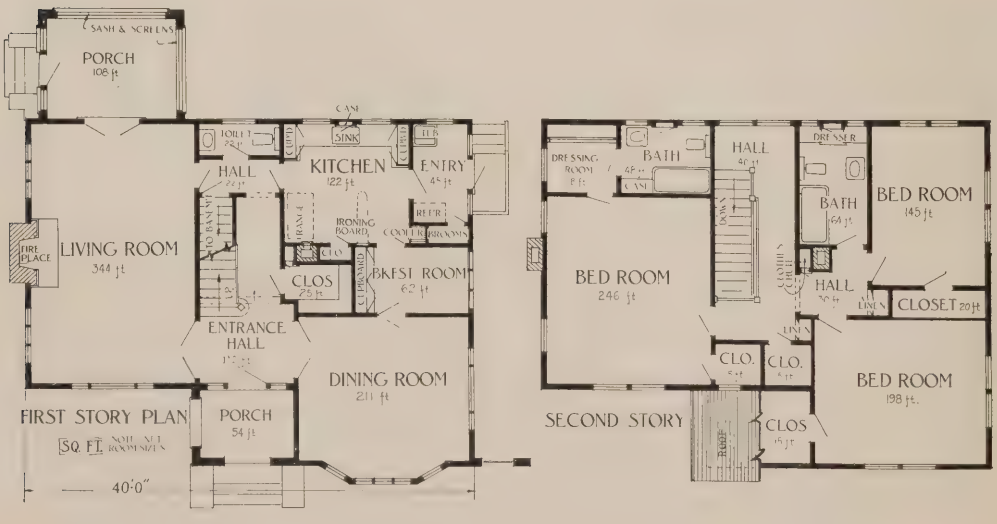
DESIGN NO. 1085

Such homes as this are much admired for their roof lines which are quite different from those of almost all other types. This touch of English atmosphere is carried further by the bay window which permits a view down the street. Louvres in the gables are both useful and ornamental and the brick arch is most inviting.

The construction is frame with special stucco on stucco base. The roof is of stained shingles every sixth course being doubled.

The central hall is used here as in so many other houses with most of the rooms opening into it, upstairs this arrangement is repeated. Three chambers, two baths and a dressing room are planned.

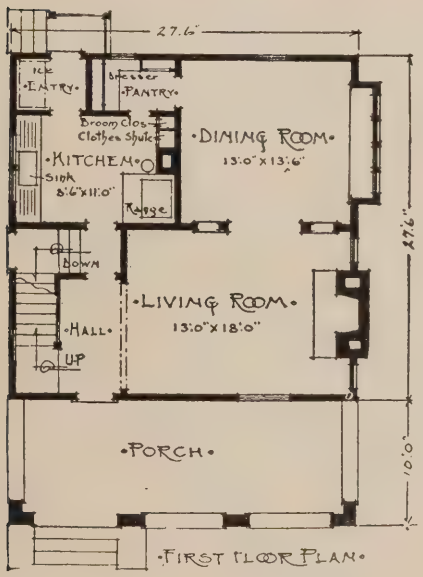
The porte-cochere extends out from the rear porch.

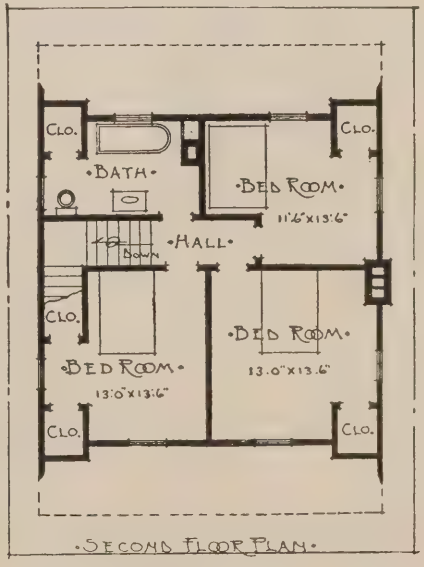


DESIGN NO. 1336

The above illustrates a pleasing example of the modern suburban cottage. The treatment of the brick foundation wall is most effective, seeming to pull the house more closely to the ground, and with the boxes of flowers, is in pleasing contrast with the rough cast stucco walls.

The hall opens full to the living room which in turn connects with the dining room through a columned and pedestaled opening. The window bay is an interesting feature of this room and will make an attractive place for flowers and potted plants. Refrigerator space is provided in the entry, and convenient access is had to the front door and stairway.



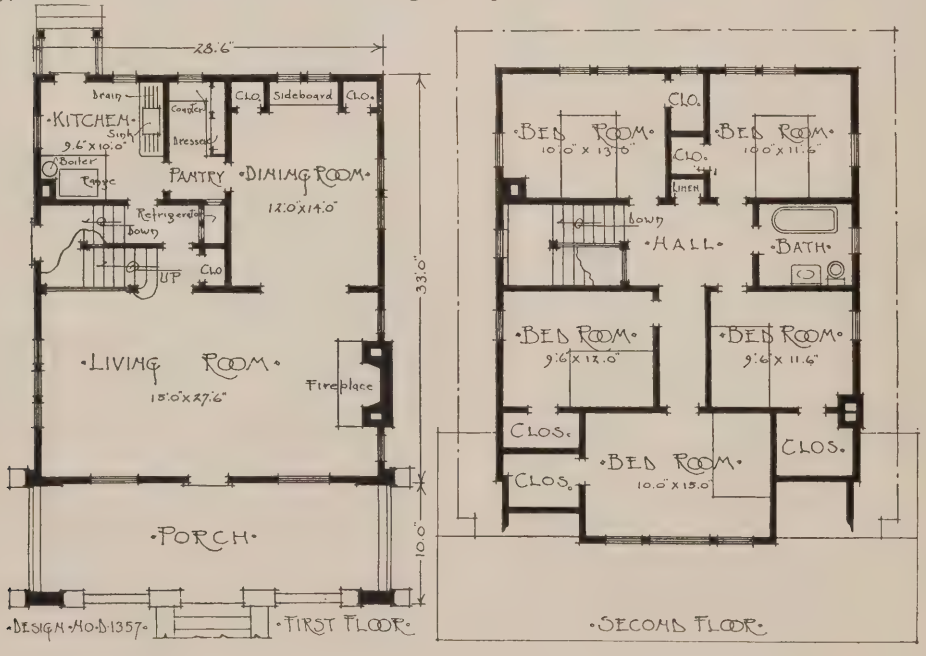


DESIGN NO. 1357.

The brickwork on this attractive house has been employed about the porch to give a very artistic effect, while the roof and cornice detail are almost Japanese in the feeling they lend to the design. Proportion has been very carefully considered and a most pleasing result obtained.

Good sized living rooms, conveniently arranged, are the main feature of the plan. The staircase ascends from a little recessed hallway, off of which a coat closet is also arranged. Direct access is had thru it to the kitchen and cellar stair, also. The pantry might be converted into a breakfast alcove, if desired. A built-in sideboard and two small closets are shown at the rear of dining room.

On the second floor, five nice chambers, bathroom, and ample closet space are arranged. A small linen closet is also shown, opening from the hall. It would be hard indeed to find a better arrangement of floor space than this one.

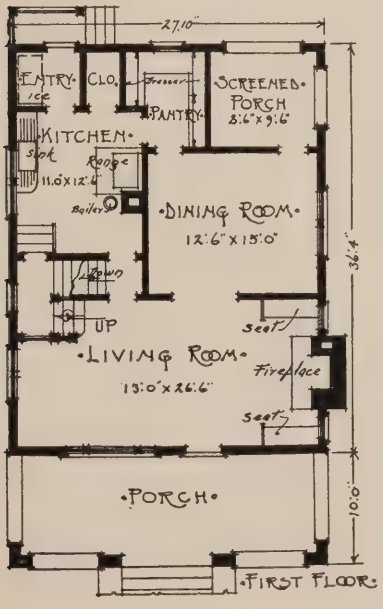


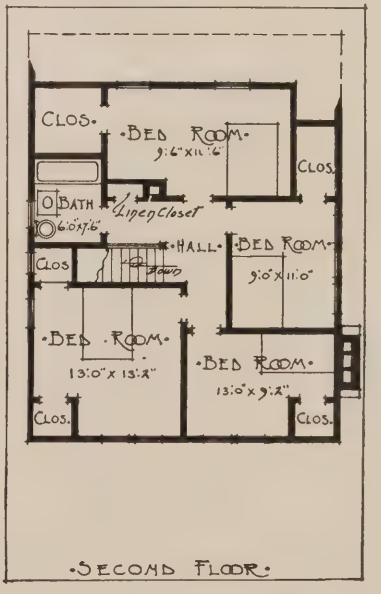
DESIGN NO. 1346

A combination of stone, stucco on hollow tile, and shingles has been employed with good effect in the exterior design of this cottage home.

Below is suggested a floor plan for this charming exterior including all those requirements the housewife deems necessary to make a complete home. The living room is of large proportions and is made particularly attractive by the open fireplace with its side seats, and the stairway leading from the far corner. The dining room adjoins at the rear and has service way through the commodious pantry from the kitchen. A rear entry gives space for the refrigerator, and there is a large closet in the kitchen for pots and pans.

The second floor provides for four bedrooms and bath. Generous closets are arranged for, and a scuttle in the hall ceiling gives access to the attic for storage.



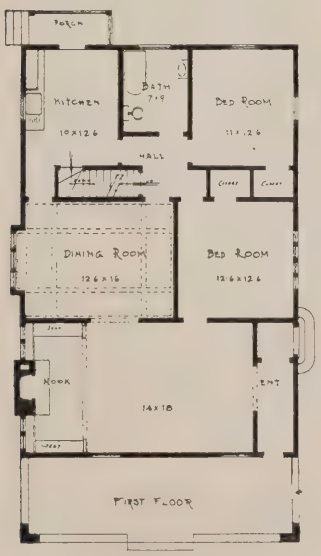


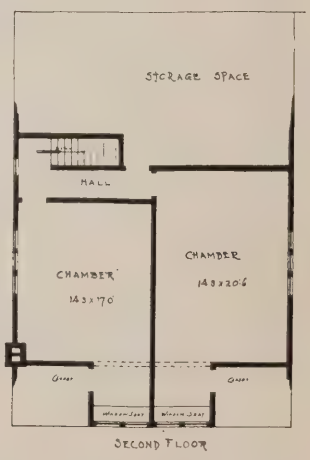
DESIGN NO. K 1665

This design illustrates a very artistic cottage home in which has been used with good results, cobblestone for the porch and chimney. Although the dormer is most pleasing, the same would be much more effective when finished with a filled flower box.

The owner had opportunity of securing a quantity of limestone paving blocks at practically no expense and these were used in the walls of the foundations making quite a saving, as they cost him but a dollar a load for 30 loads. Some of the stone was used for the facing of wall by placing the rough surface outward and the varied sizes and unevenness of the stone secured a charming craftsman effect in the design. The cornice overhangs 32 in. and all exterior trim is painted ivory white, siding painted brown, roof green. There are two entrances into the front porch, or rather vestibule, one leading from the porte cochere.

On the second floor there are two large rooms which perhaps is some surprise to the casual observer of this design. They would be well adapted for billiard room, or small dancing room or could be converted into three good sized bedrooms.



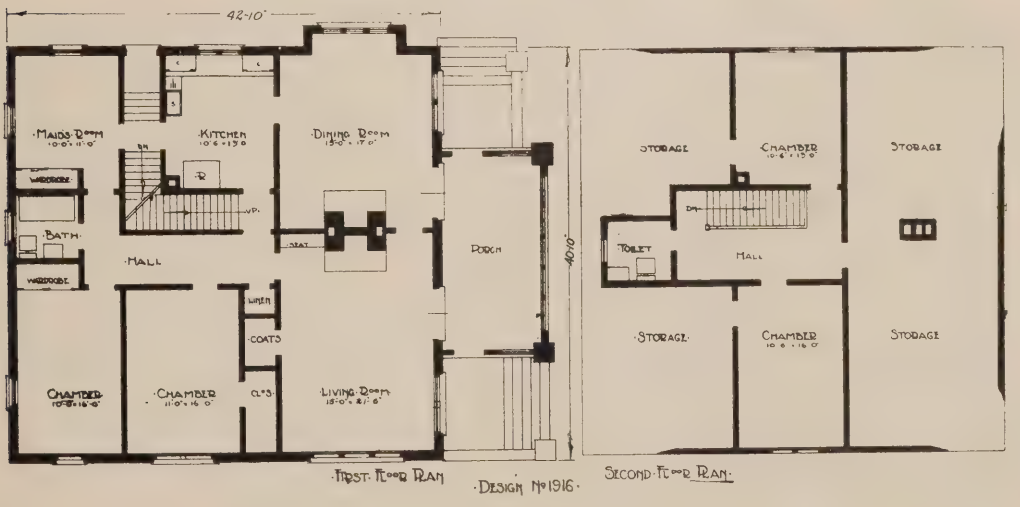


DESIGN NO. 1916.

A brick bungalow designed for a good sized family is the subject of this study. No effort has been spared to make it a real home as all modern conveniences are provided in combination with a comfortable and commodious plan that will please the most exacting. Half timber work in the gables is an effective touch in the exterior design. A tile roof also gives an air of stability to the house.

French doors from both dining and living room give access to the sun room on front of house. This sun room is sure to be the favorite gathering place of the whole family. Doors lead from it to the lawn from either side. Both living room and dining room have fireplaces, centered opposite groups of windows at other ends of rooms.

There are six rooms and bath on the first floor of this house, with two additional rooms and toilet on the second floor. The full basement contains all modern conveniences in the way of laundry, heating plant, fuel and vegetable rooms, etc. A billiard room could also be arranged there, if desired.

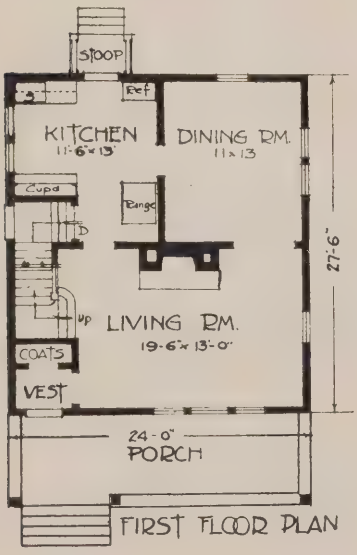


DESIGN NO. 1717

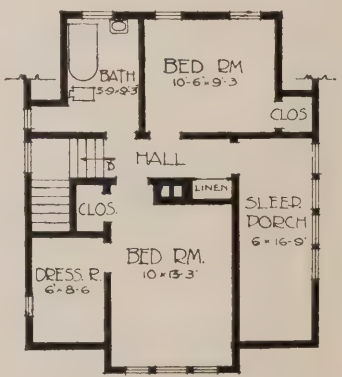
This home has living room, dining room and kitchen on the first floor and two bedrooms and a sleeping porch on the second floor. The rooms all open well together for an attractive interior.

The kitchen opens directly to the dining room. The basement stairs lead from the kitchen, under the main stairs with a conveniently located grade entrance on the landing.

The exterior is quite the usual type, being one of those houses which depends on the individuality of the owner to make it different from other houses in the block. A little thoughtful planting, a few vines and shrubbery will make it wonderfully attractive and homelike.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

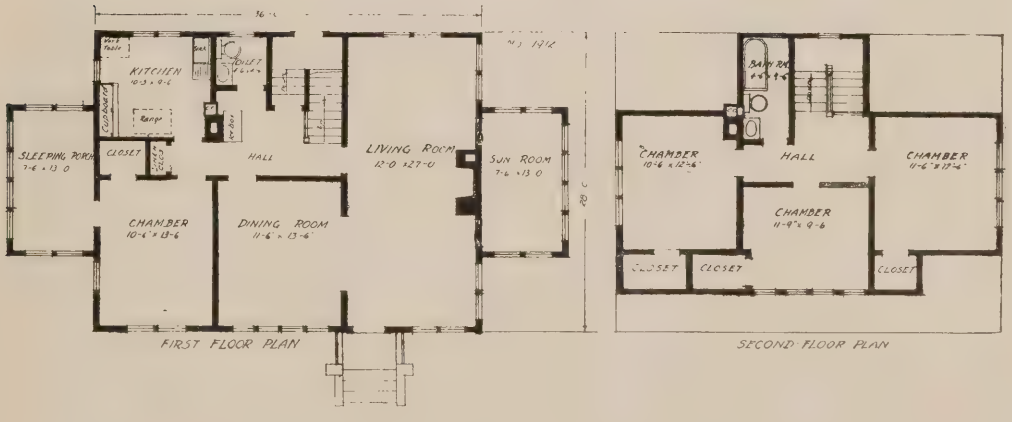
DESIGN NO. 1912

Native basaltic rock which is available in many western states has been used most attractively on this little shingled house. The chimneys, combined with the rather squat roof, give an air of coziness and comfort and make an effective detail of the exterior.

Porches at each end of the house give assurance of comfort through the hot season and the plan shows very good sized rooms. Four chambers provide for the accommodation of quite a family and closet and toilet conveniences have been well considered.

The long living room across the entire end of the house is the outstanding feature of the first floor plan. French doors give access to the sun porch. The fireplace facings are of the basaltic rock used for foundation and chimney, with dark, unglazed tile for hearth.

The windows are all of the casement type, hinged to swing in. The finish is of fir, with oak floors for living, dining room and hall.

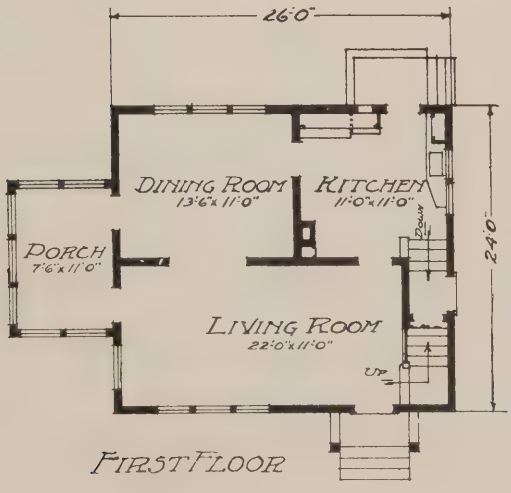


DESIGN NO. 1725

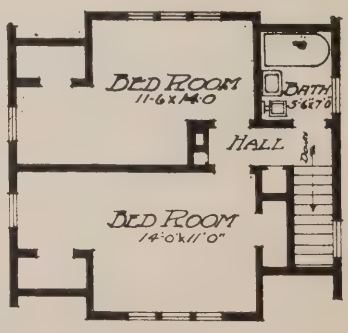
The home which is small on the outside, simple in construction, yet so planned as to fully accomodate a fair-sized family, is much in demand. This extremely attractive cottage fills these conditions entirely.

The large living-room, extending across the front of the house except for stairway space, and the dining room and kitchen, opening directly behind, comprise the first floor. The second floor has two good sized chambers and bath, all conveniently connected by a central hall.

Full basement is provided in which a hot-water heating plant is installed. Laundry equipment, vegetable cellar, fuel room, etc., make up the basement accommodations.



FIRST FLOOR



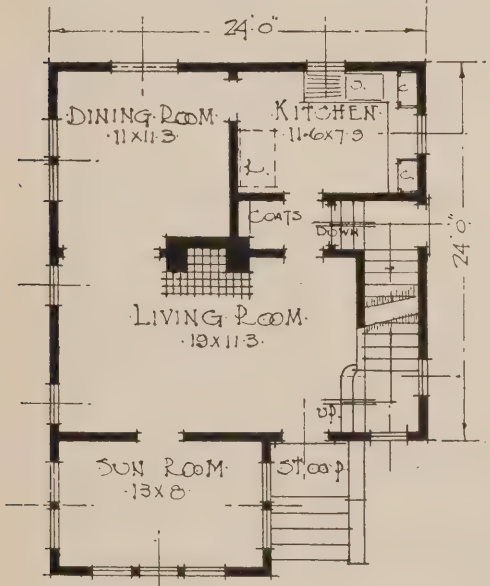
SECOND FLOOR

DESIGN NO. 1987.

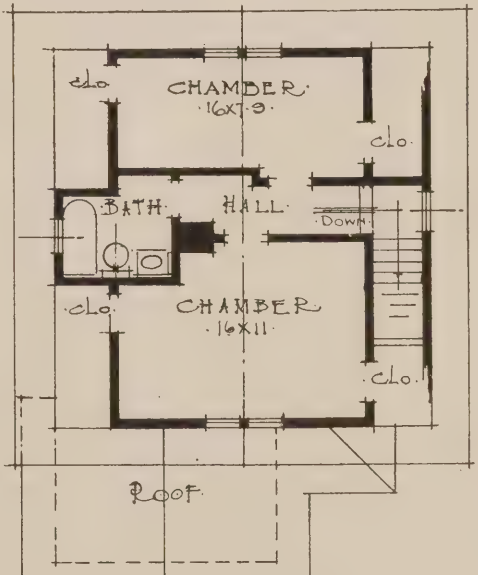
Anyone seeking a small but unusually distinctive home will welcome this suggestion. It's an especially good style for a narrow lot, being only 24 feet in width. The exterior is of stucco to the second story. Richly stained shingles are used on the gables; the trim is white.

All the rooms on the first floor open well together. The large fireplace adds much to the appeal of the spacious living room and the comfortable sun porch is greatly enhanced by rambler roses and gay little shrubs.

You'll like the large chambers on the second floor, the four roomy closets and spacious bathroom. A full-size basement with the usual accommodations for heating plant, laundry tubs and other conveniences. The entire plan is 24 by 24 feet, exclusive of sun porch.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

DESIGN NO. 1951.

Everything about this attractive house reveals it as the home of a happy family.

The well-kept yard and shrubbery and vines together with the well balanced lines of the house make a very pleasing appearance.

This design is of the well-known square type. One that gives a maximum amount of usable space.

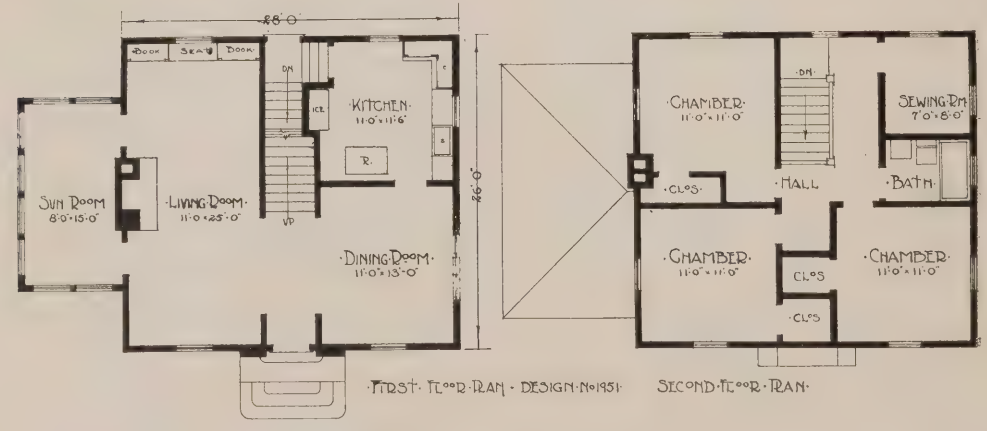
The size is only 28 feet in width and 26 feet in depth exclusive of projections for sun room and entrance.

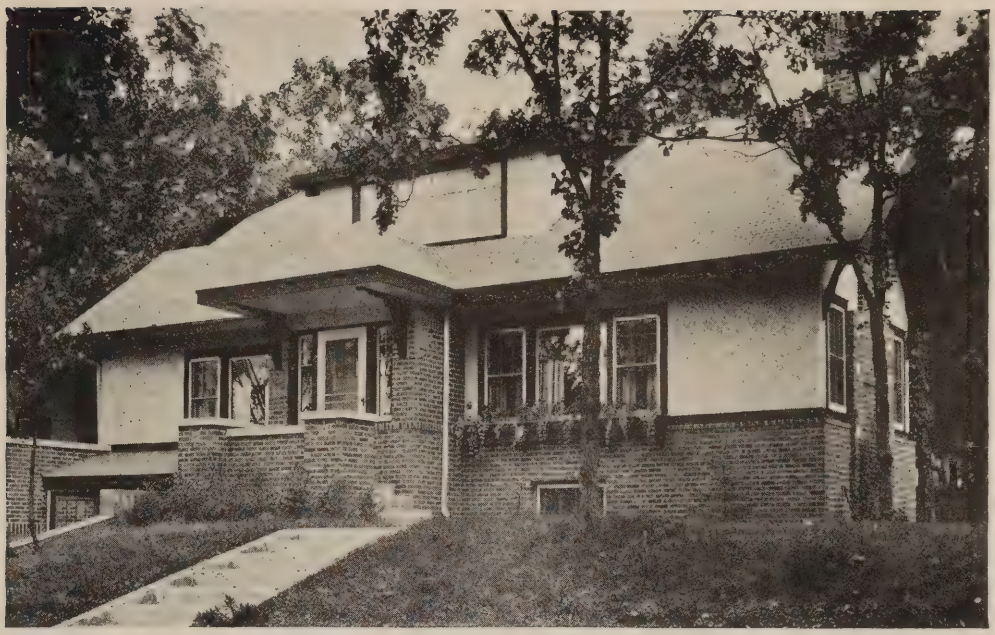
Exterior walls are of stucco on metal lath with wood trim and shingle roof. The trellis over the entrance and first story windows is very attractive and will be more so when the vines have grown over it.

Entrance is into a center stair hall with living room occupying the left side of the house and the dining room and kitchen on the right. Doors on either side of the fireplace connect the living room with the solarium.

The living room is exceptionally long for so small a home and makes a very delightful room. At the end are two book cases with seat between.

On the second floor are three good chambers, bath and a small sewing room.



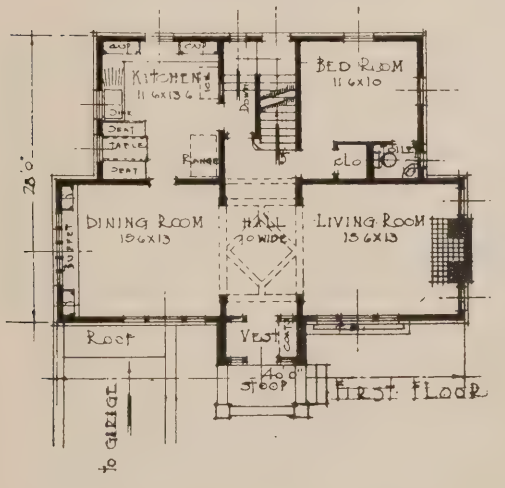


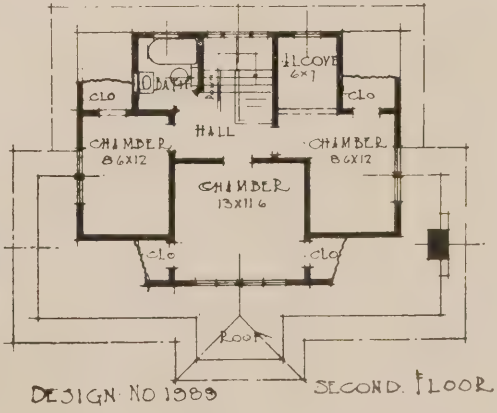
DESIGN NO. 1989

An exceedingly attractive story and a half home giving a cottage appearance but with the roof high enough so that three rooms and bath may be finished off on second floor. The house in the illustration is set well up on a terrace, thus permitting a garage in the basement easily accessible from the front street level.

The plan has a great many admirable features, such as a bed room on the first floor, opening off this room is a toilet. The kitchen is complete with built in fixtures. The entrance is through a good sized vestibule with a coat closet. From the central entrance hall one gets a pleasing vista from either the right which is the living room or to the left, which is the dining room, provided with a buffet with china closets built across the entire end. The rear entrance to the kitchen is thru the grade stairs door. Note the convenience of these stairs from the front end of the house. The alcove off one of the chambers is large enough to accomodate a child's bed.

Some people might prefer to add the hall space to that of the living room thus making a room 23x13. An archway could then separate the stair hall from the living room.





DESIGN NO. 2038

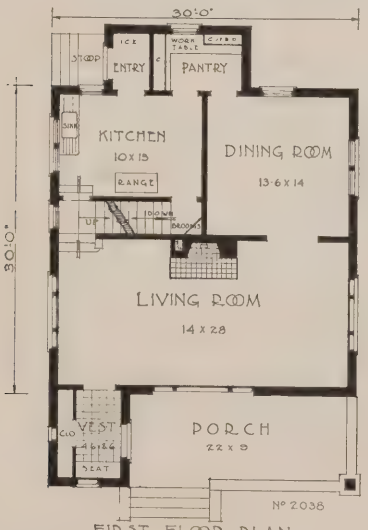
Dark brick, white stucco and dark brown trim blend nicely together and produce a home pleasant to the view of the passerby. This home was originated by us and built in Minnesota. The construction is frame, with brick veneer to the second floor level, and stucco above on metal lath. The roof would look well if covered with dark red shingles, either asphalt or wood.

The vestibule is a fine feature in the Northern States and should not be an objection where the climate is warmer. The rooms are of good size as can readily be seen. Some might prefer to place cupboards in the kitchen, eliminate the pantry and use the space for a breakfast alcove.

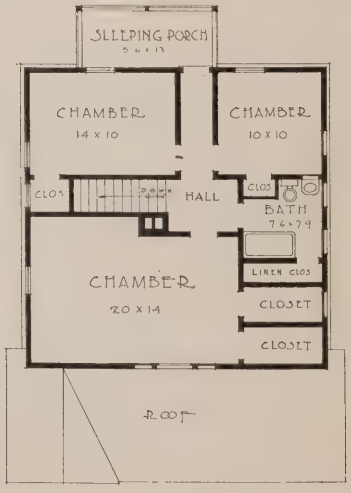
Upstairs are three bedrooms each of quite different dimensions. Large closets will meet with the home-builder's or home-buyer's approval.

Casement sash are planned for some of the rooms, but can be replaced by ordinary windows if desired.

This home can be placed on a 40 foot lot.



FIRST FLOOR PLAN



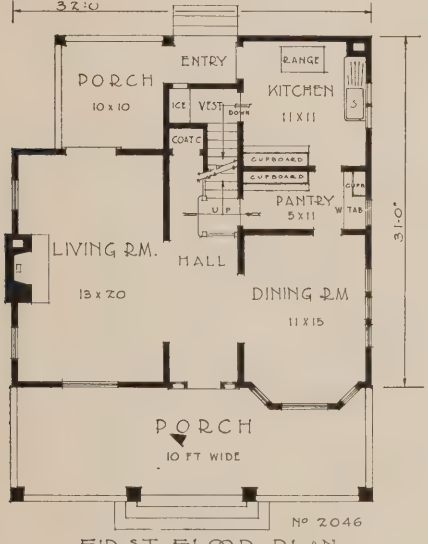
SECOND FLOOR PLAN

DESIGN NO. 2046

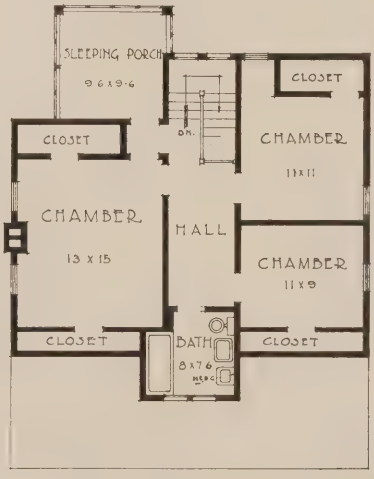
This is a compact and attractive design along semi-bungalow lines. The walls are of wide siding up to window sills and shingles above laid in alternating wide and narrow courses. Both shingles and siding are dark brown and stained with creosote shingle stain, as is the roof, which is green. The trim is painted cream. The portions of the roof over the gables project out a short distance and are supported by beams giving the roof a touch of individuality.

The floor plans provide everything necessary to modern living, the halls being the nuclei of both floor arrangements. A linen closet can be provided by utilizing one end of the large closet next to the sleeping porch. The latter is square and will accommodate two cots.

A full basement is planned.



FIRST FLOOR PLAN

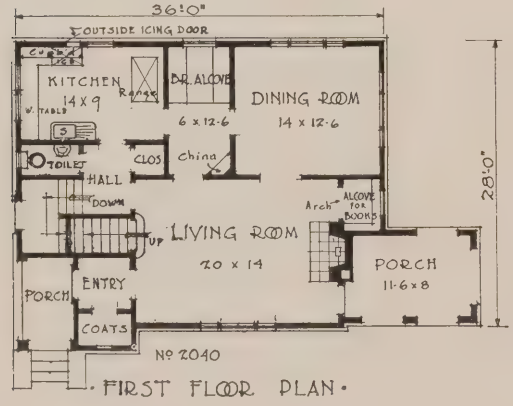


SECOND FLOOR PLAN

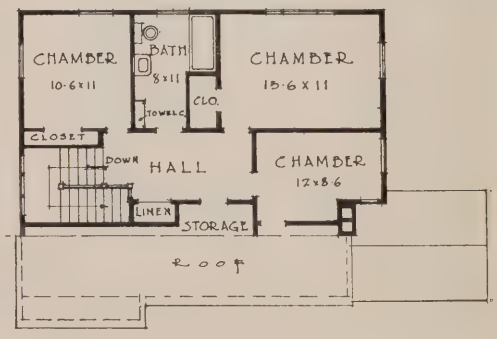
DESIGN NO. 2040

Spanish influence in designing is plainly marked in this attractive home. This is just the plan many home-builders are seeking in the trend toward more unusual houses. The walls are frame with stucco, and the roof of Spanish tile. Face brick is used to cover the cement foundation and for the outside steps. Windows are of the casement type and swing out. Dark red brick, ivory stucco and red tile are suggested.

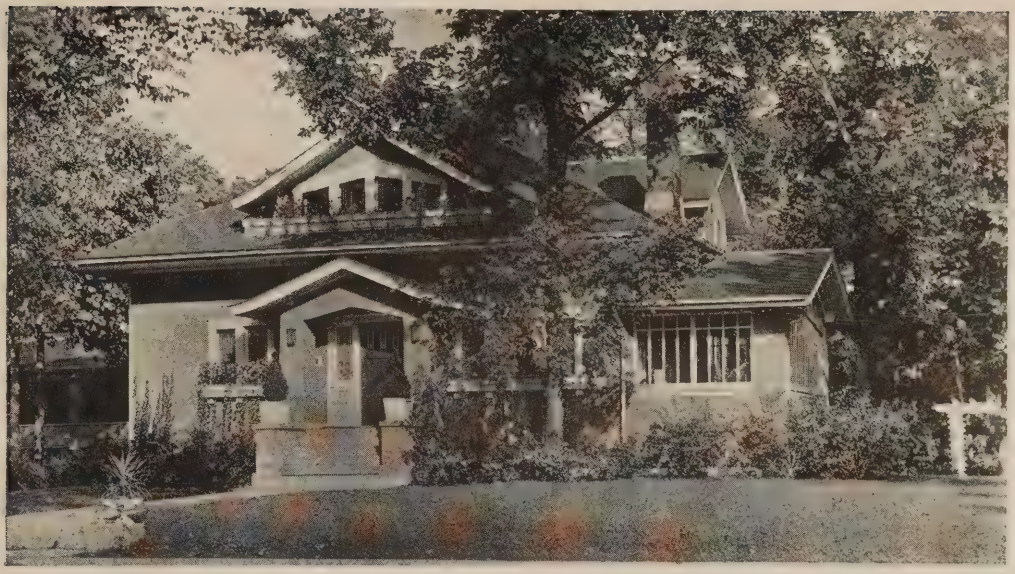
The interior is rather different from the ordinary placing of rooms, but is fully as convenient. The large entry with coat closet opens into the living room. The living room connects with the dining room by an arch and with the porch by a French door. The alcove for books should appeal to anyone who likes to read. There is a toilet room off the rear hall and a coat closet. The breakfast alcove is larger than the average, and is reached from either living room, dining room or kitchen and contains a china closet. On the second floor are three chambers, one being 15½x11, and a commodious bath room. The roof in front is lower than in the rear and the space under it can be used as a storeroom. A dormer extends almost entirely across in back in order to provide space for windows.



FIRST FLOOR PLAN



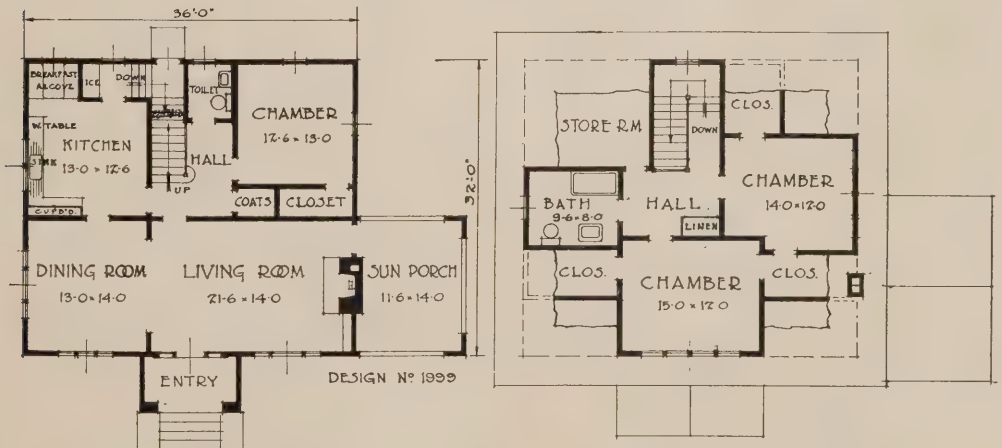
SECOND FLOOR PLAN



DESIGN NO. 1999

For a home of this style, no better wall treatment can be selected than rough cast tinted stucco. The attractiveness of this home is at once apparent with the cream colored walls, white trim and green stained shingled roof. The grounds and shrubs with hanging flower boxes at windows, make a beautiful setting.

The front entrance opens directly into living room which, with but a slight separation from dining room makes practically one big room across the entire front, with fireplace at end. The sun porch is provided with narrow casement windows on three sides. Two main dormers provide excellent bedrooms on second floor. Grade entrance leads directly to basement under main stairs.



DESIGN NO. 1911

Shingles lend themselves particularly well to the bungalow type of design. This little home is ideal for newly-weds or for a very small family. "Cosy" is the word which seems specially designed to describe it, and on account of its simple lines and detail it is sure to be economical of construction.

This house as built was stained gray with dark green roof and white trimmings, and when vines have climbed over the little pergola roofing of entrance porch and the flower box above is filled with gay blossoms, it will present a most attractive appearance.

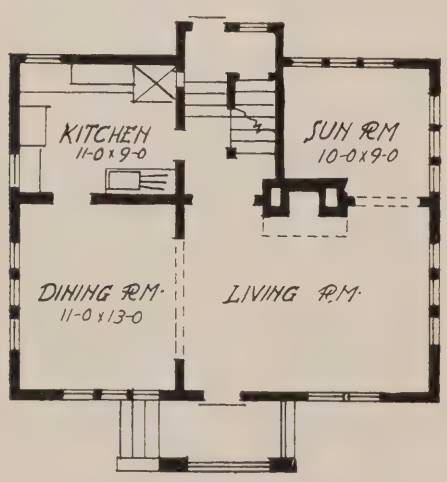
A full basement is provided with stairs going down from rear door on landing, which is also used as kitchen entrance.

We have revised the working plans so that the front dormer is in the center of the house, and a foot wider, thus the front portion of bath room is almost a foot wider. The lavatory has been placed opposite the tub, and toilet. The fireplace has been moved toward the dining room a little so that a wider opening into sun room is obtained. By doing this the chimney is removed from the 10x11 chamber, all of it being in the hall.

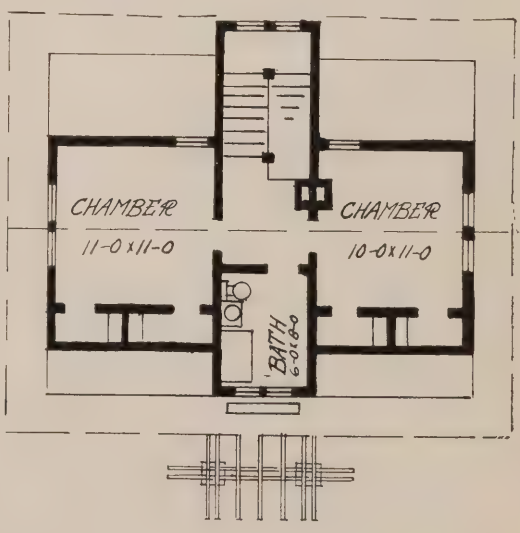
Plan orders for this design are received very frequently indicating its popularity.

Size on the ground is 30x23' 6".

Living room is 13x17' 6".



FIRST FLOOR PLAN.



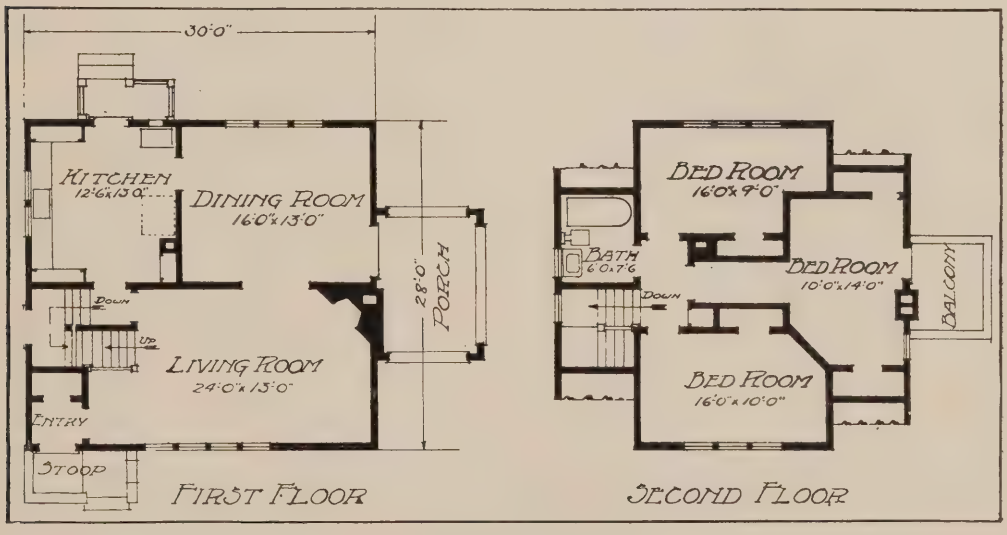
DESIGN NO. 1718.

The exterior of this little cottage is very attractive. The wall and roof are all of shingles except for a belt course of wide siding below the first story window sills.

The entrance is from a stoop into a vestibule, from which a coat closet opens. This entry is at one end of the living room, and the stairs are beside it, and beyond a door leading to the basement stairs and to the kitchen.

There is a corner fireplace beside the door to the dining room, where it will serve both rooms. The porch is entered from the dining room. One might like it extended so as to get a door from the living room also.

On the second floor are three bedrooms and a bath room. It will be noticed that the bath room is placed over the sink in the kitchen so that the plumbing pipes are as direct as possible. These rooms are built in under the height of the roof so as to have full height of ceiling. All bedrooms have good sized closets.

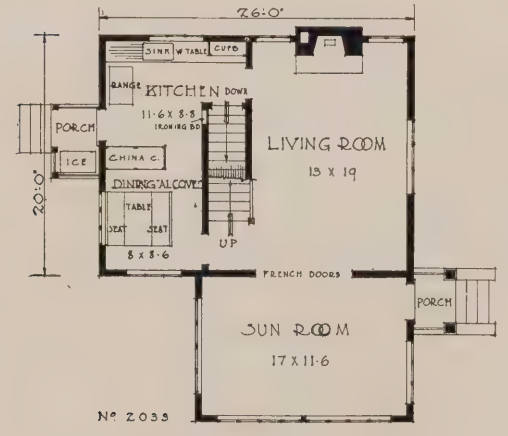


DESIGN NO. 2033

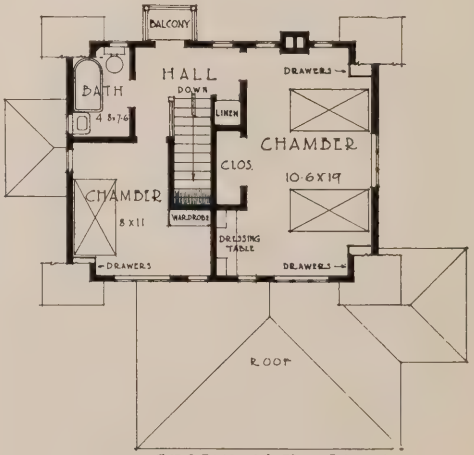
This makes a very complete little home for one which is so small on the ground. The main portion of the house is only 20x26, yet within this space are a large living room, kitchen, dining alcove—really a small dining room—one large chamber, one smaller chamber and a bath. The sun room while a very nice addition, can be omitted without changing the rest of the plan except that the entrance would need to be slightly rearranged. This residence was designed as a lake home, but was built to live in under any condition of weather; the lake can be seen at the left.

Many details are of interest, such as the china case with doors on each side, the dining table and benches which are not fastened to the floor, and the built-in dressing table set in a recess of the front bedroom. The windows are all casements.

Basement is 20'x26'.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DESIGN NO. 1974.

Shingles for the first story and stucco and panel strips in the gable are the combination of materials for the exterior walls of this cottage.

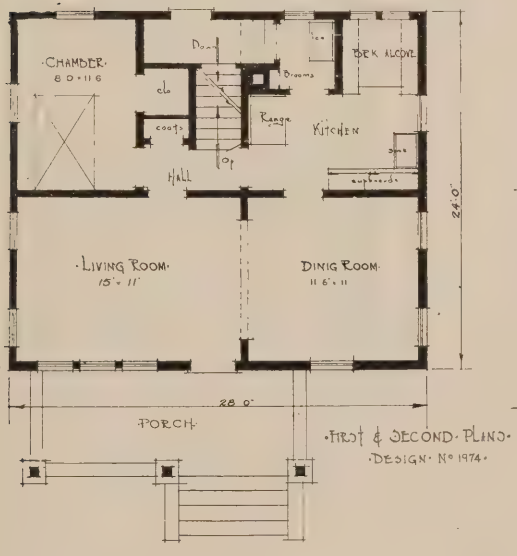
The entrance is from the porch directly into the living room, and living room and dining room are practically one, as the archway is almost as wide as the room.

A breakfast alcove located off the kitchen makes an ideal place to serve breakfasts and luncheons.

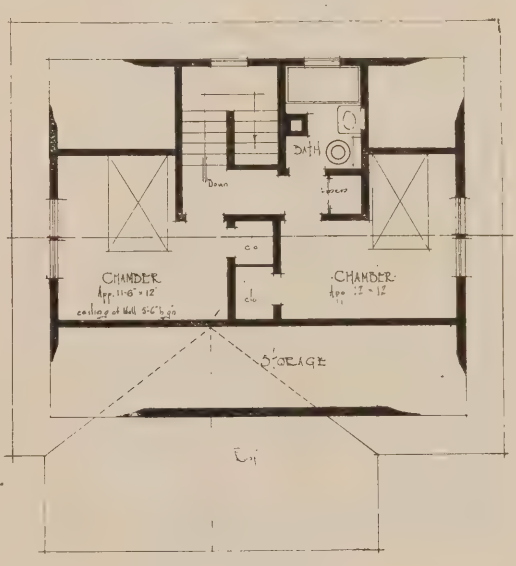
There are three chambers in all, one on the first floor and two on the second.

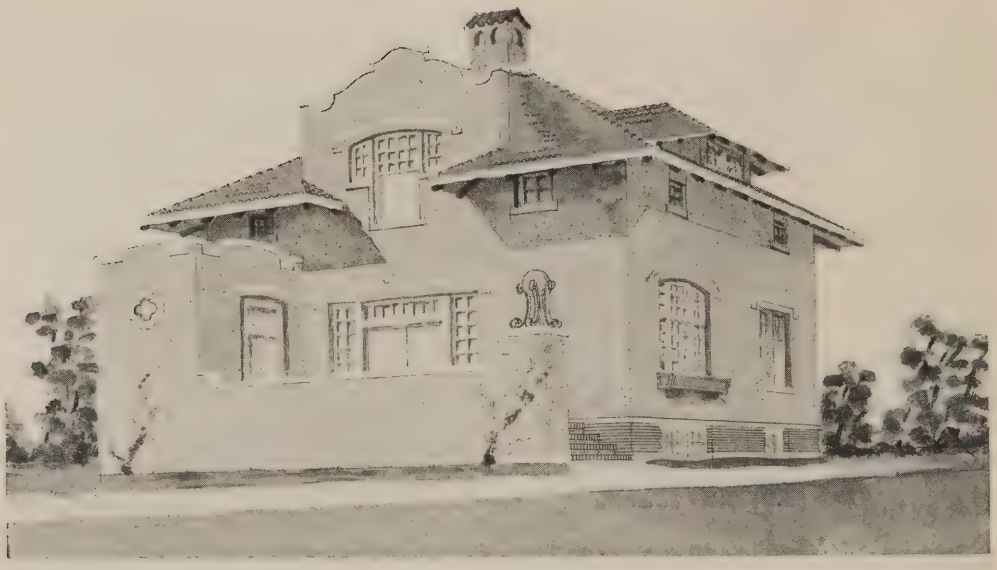
The stairs to the second floor start from the back hall, under which are the stairs to basement combined with grade entrance.

Full basement contains the usual provision for boiler, fuel rooms, laundry, etc.



FIRST & SECOND PLANS.
DESIGN No. 1974.





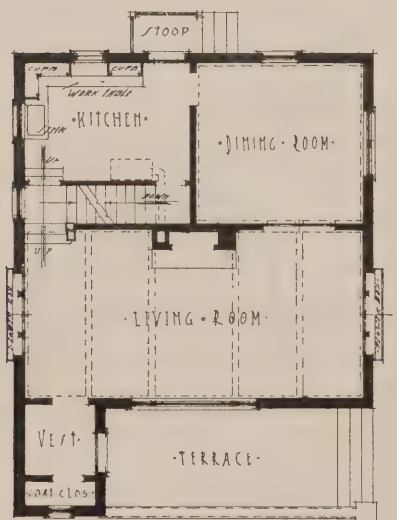
DESIGN NO. K-1761.

To show another style of a square house we illustrate this design in Spanish Mission. The exterior is rather unusual but makes a very attractive appearance. Brick for the foundation and steps, stucco for the side walls on hollow tile and red tile for the roof combine in a very striking color scheme.

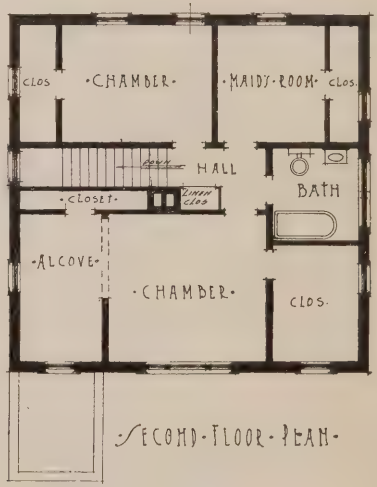
The entrance is at the side onto an open terrace which opens into the living room through a vestibule which contains a coat closet. The living room is large and extends across the front of the entire house. Dining room and kitchen are at the back with the stairway between living room and kitchen and connected with both.

The second floor contains three chambers and a bath. The closets are of generous size and there is a linen closet in the hall.

The main portion of house is 28 feet square. The living room is 26-6x13, the dining room 13x13, and the kitchen 8-9x13. Upstairs the front room is 11x12, the others are 8-9x12-6 and 8-6x8-9. The lowest walls are 5-4" high and these are in the alcoves and closets.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

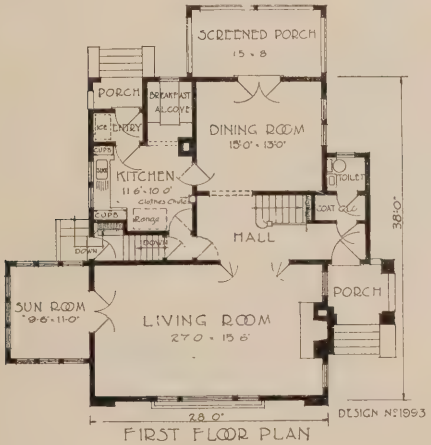
Design No. 1993.

The construction of this beautiful home in white surfaced stucco is frame with stucco finish over metal lath. Plans call for the foundation walls built of poured concrete. The design of the house calls for a slight projection of the corners, giving a pilaster effect. The main cornice is broad and heavy adding much dignity to the design. The roof is quite shallow and does not permit of attic space even for storage, but there is storage space provided in basement. The basement has a large amusement room 15x25 feet, of ample size to accomodate a billiard table.

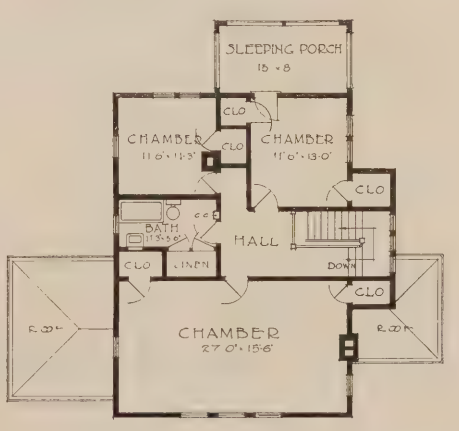
The main entrance is a little to the side just back of the chimney, the hall running from this side of the house to the center. At the other end of living room, opening through French doors, is the sun room of medium size. There is a direct communication to back stairway from kitchen, which is very convenient. There is also provided a pullman breakfast room, or alcove, off the kitchen. At the rear is a large screened in porch, reached from the dining room through French doors. This porch would be fine to use as a summer dining room.

We have in this plan a wonderfully complete design in all of the appointments of a house, including provision of a generous sized coat room off of hall and toilet thereto.

On the second floor, the space has been alloted to but three bed rooms with the addition of sleeping porch. Each room is provided with ample closet space.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

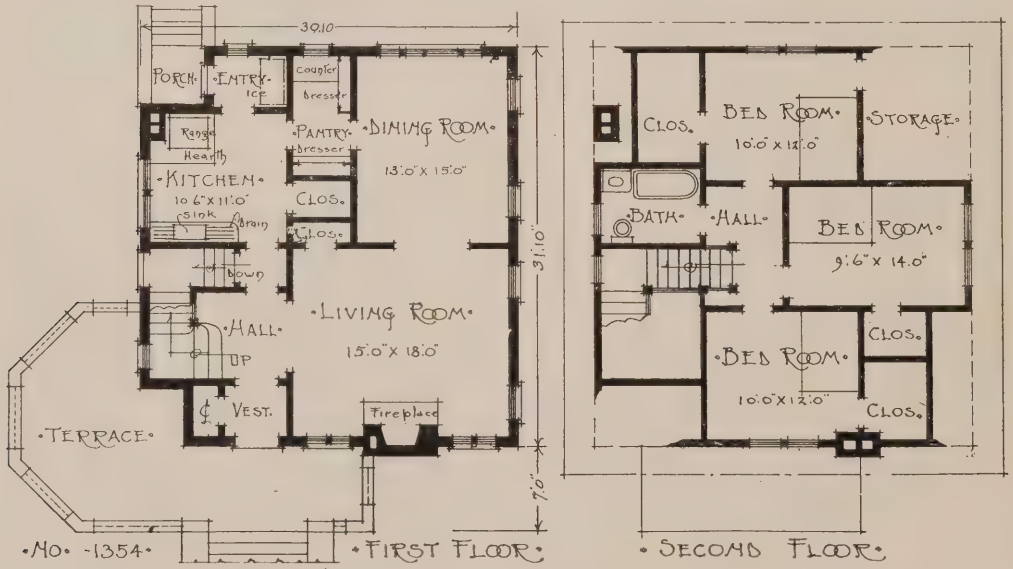
DESIGN NO. 1354.

Cream brick, with cut stone trimmings and shingled gables, are very effectively combined in this up-to-date cottage. Entrance porch is supported by heavy wood brackets and an open terrace extends around the side of the house. The fireplace chimney on front has been made an ornamental feature and the upper lights of windows are divided in an unusual fashion to break the plainness of the brick walls. Porch floors and steps are of cement. A darker colored brick has been used for the foundation wall.

This house is intended for a cold climate as will be noted from the provision of vestibule in addition to entrance hall.

The luxury of three downstairs closets is provided and a pantry of generous proportions.

The size is 30 feet, 10 inches by 31 feet, 10.



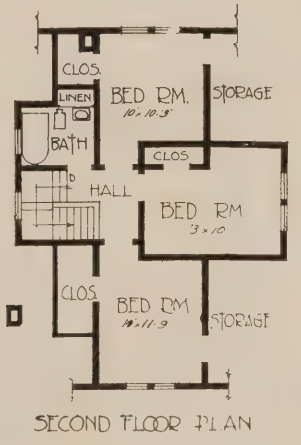
DESIGN NO. 1732.

This home is a comfortable, plain cottage, very inexpensively designed and just the type that is much in demand by the suburbanite of moderate means. It is built close to the ground with the exterior stucco brought down to a 10-inch base.

The screened front porch is large enough for family gatherings during the warm summer evenings, and may be made most comfortable for winter by being glassed in.

The construction is frame, the roof shingled; inside finish is fir stained, with varnished hard pin or fir floors. Furnace is installed in full basement.

The main portion of the house in only 26x34, which makes it economical to construct.



SECOND FLOOR PLAN

DESIGN NO. 1719.

This beautiful little cottage is built on a northwest corner lot in a very nice residence section of one of our progressive mid-western cities.

It creates favorable comment from many people and the owners have had unlimited opportunities to sell it.

The house itself is small, yet the arrangement is so complete that it will give accommodation for a good sized family.

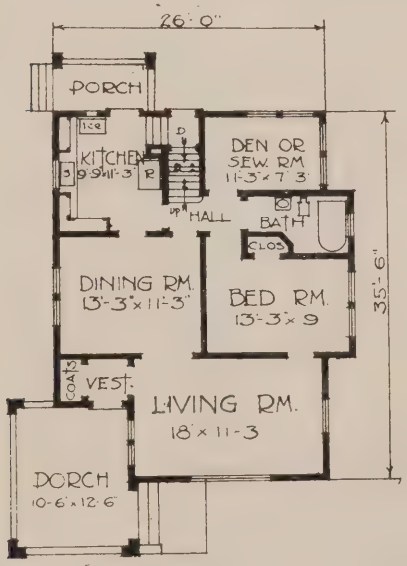
The exterior is of stucco over frame construction, with shingles on the gables, dormers and roof.

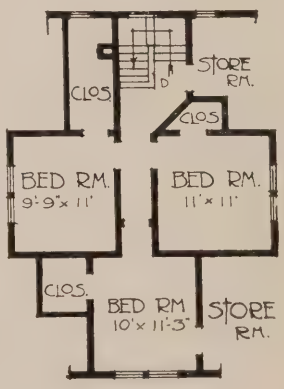
The living room extends across the front opening off a vestibule which contains a coat closet. Directly behind and to the left are the dining room and kitchen. On the right are a chamber, bath and sewing room. As there are four windows in the sewing room it could be used as a sleeping porch.

The stairs to the second floor start from the back hall. Three good chambers all with good closets have been secured on the second floor besides some space for storage.

A combination grade entrance and basement stairs are a convenience of the service part of the house.

Full basement under the entire house with boiler room, fuel room, etc.



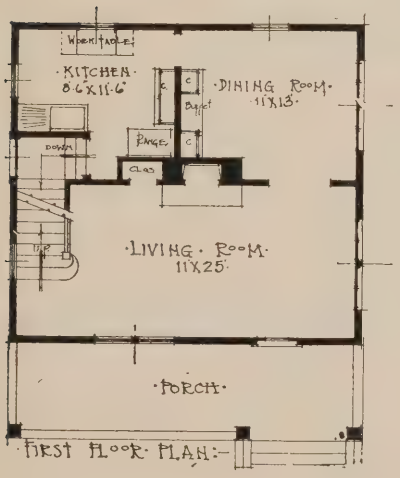


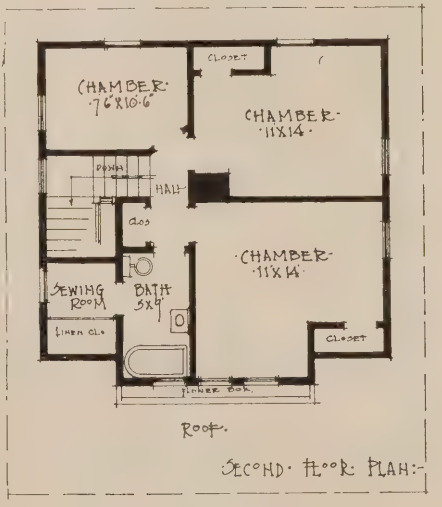
DESIGN NO. K-1610.

One of the most popular cottage plans in our collection is here shown and a house which was sold by the owner within 60 days from the time it was completed. Half a dozen offers were made for this house, which is of frame construction, with stucco finish for the first story and shingles above. The brick porch adds much to the artistic effect as a whole, the same having a cement floor.

Note the fine appearance of the casement windows in the end of living and dining rooms. A tapestry brick was used for fireplace.

The interior woodwork is birch finished in walnut stain and birch flooring throughout. The height of the first story is 9 feet; second story 8 ft.; lowest height on second floor, 5 ft.



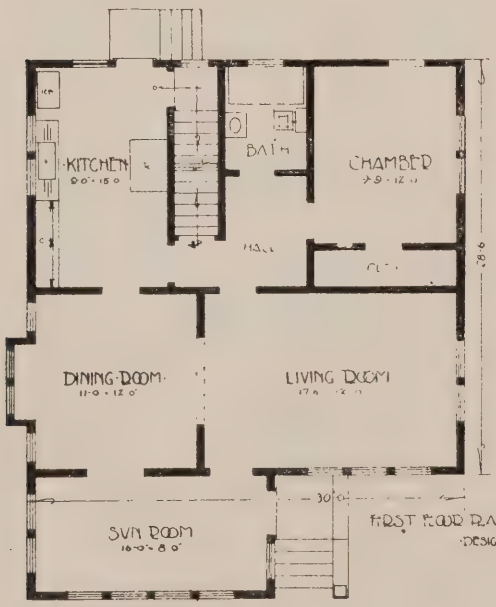


DESIGN NO. 1927.

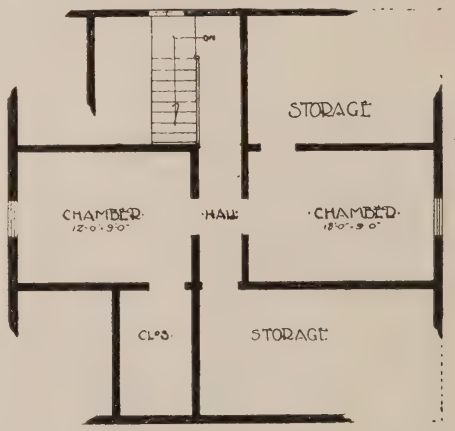
Individuality is given to this little house thru the effective use of brick for the foundation and heavy wood brackets to support the cornice. To the lover of color, stucco houses always seem to demand a contrasting bright tone somewhere, either in window boxes filled with gay blooms, dark wood trim, or as in this case, in the rich toned brick work of the foundation.

The plan is well thought-out, uncrowded and convenient. The unusually large kitchen could readily be shortened, if desired, to give either a back porch or breakfast alcove. Three bedrooms provide for a good sized family.

Width, 30 feet. Depth, 28 feet 6 inches.



FIRST FLOOR PLAN
DESIGN N°1927



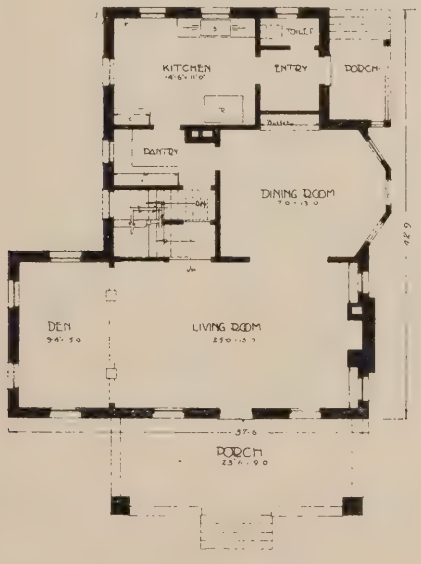
SECOND FLOOR

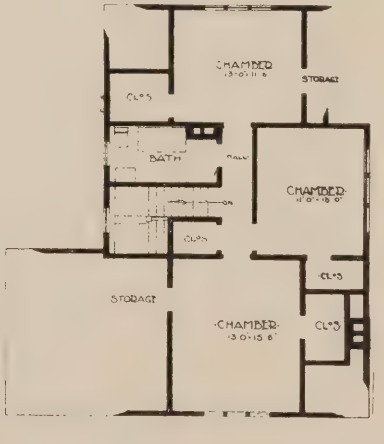
DESIGN NO. 1351.

Split quarry stone has been used with good effect in this semi-bungalow. The jagged stone gives a charming surface, and the broad overhanging roof a protective, home like air.

On the first floor the service portion is quite complete. The kitchen is of very good size and is equipped to meet the usual requirements. An entry opens to the side porch, which, if desired, could be very nicely enlarged and arranged for outdoor dining. This entry is large enough to give space for a commodious refrigerator. Service to the dining room is had thru a pantry with ample accommodations for china, supplies, etc. From here access is also had to the basement, second floor and living room without passing thru other rooms.

The dining room is large, sunny and bay windowed. The living room has book cases across one end and a cheery open fireplace. A columned archway opens to a den or music room and the main stairway ascends attractively in its partly screened recess.





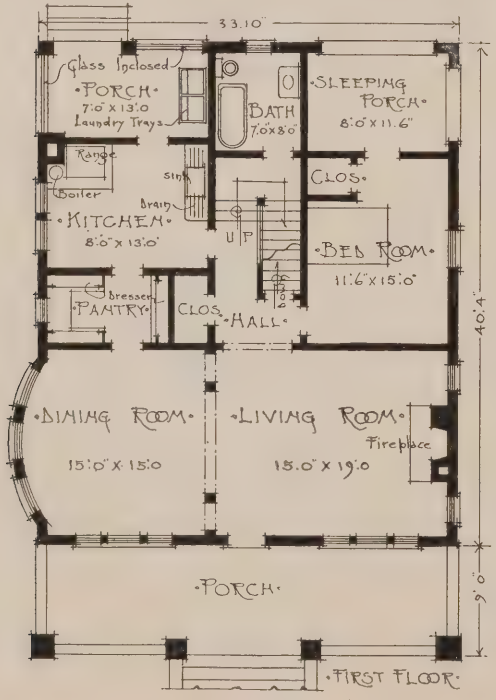
DESIGN NO. 1359.

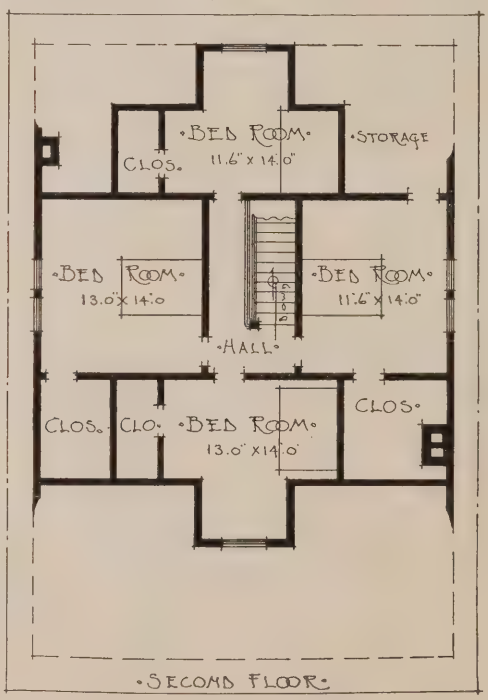
A very commodious cottage showing a solid brick wall for first story with shingled gables, dormer and roof. By carrying up the brickwork to roof line and using slate or tile for roof, the house could be made to meet the requirement of building ordinances now prevailing in many cities requiring semi-fireproof construction for even small dwellings.

Both living room and dining room are of very good size and are but slightly divided by a columned opening. The circular bay of dining room and the living room fireplace admirably balance the vista obtained through this opening across the entire front of house. The rear porch is glass enclosed and has laundry trays placed on it, instead of in the basement as is usual. A generous sized pantry and coat closet are good features.

Where chambers are provided on both floors the bathroom opening from stair landing is a very wise provision. It is so shown in this plan, eliminating the necessity of a first floor toilet and being convenient, also, for use from the upper chambers.

The detail in finish, both exterior and interior, has been kept very simple, though the effect is good in both instances.

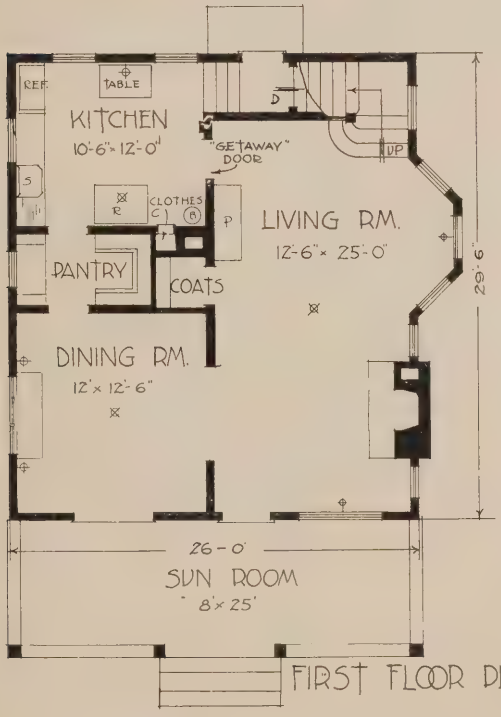




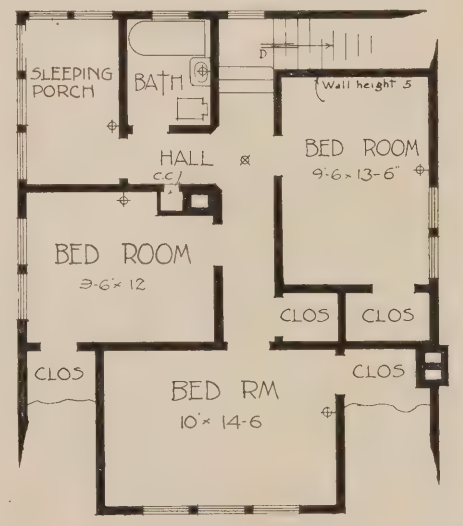
DESIGN NO. 1460

Compactness of plan is the prime essential of up-to-date designing for in the present day of high prices, waste is not to be tolerated; either waste of material or of space. This little house shows careful thought in the working out of the arrangement which is compact, convenient and attractive.

Walls are stuccoed with shingled gables.



FIRST FLOOR PLAN



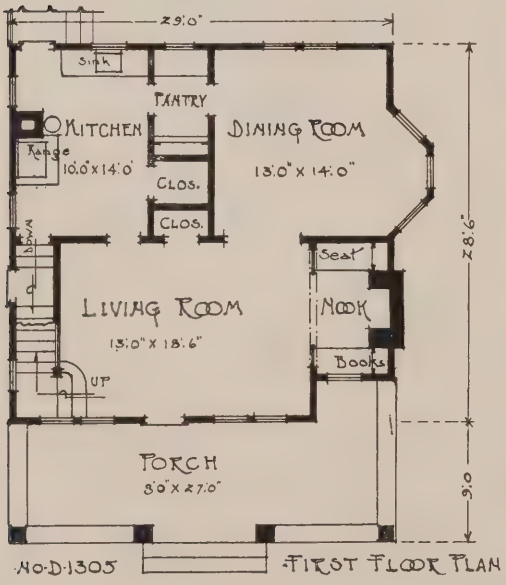
SECOND FLOOR PLAN

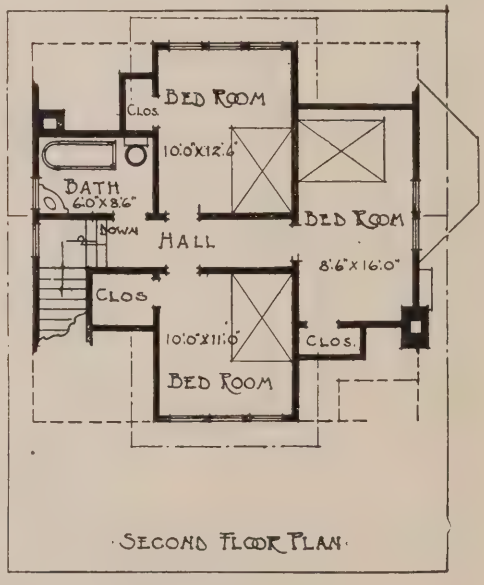
DESIGN Nº 1460

DESIGN NO. 1305

With an air of the bungalow, yet keeping away from the two-story effect, this design has been selected as embodying many attractive and delightful features. The porch is unusually spacious and attractive.

In the interior the large living room is embellished by an inglenook, and in connection with the dining room, from which is projected a bay window, we have an interior that will delight every real home lover. The sloping roof necessarily limits somewhat the size of the rooms on the second floor. Nevertheless, they could be somewhat enlarged if one would be content with a little less head room along the side walls where the roof rafters come down at an angle. The rooms as designed show a minimum height here of about 5 feet. This design is intended to have a full basement under the main part of the house for heating plant, fuel room, etc.





DESIGN NO. 1981.

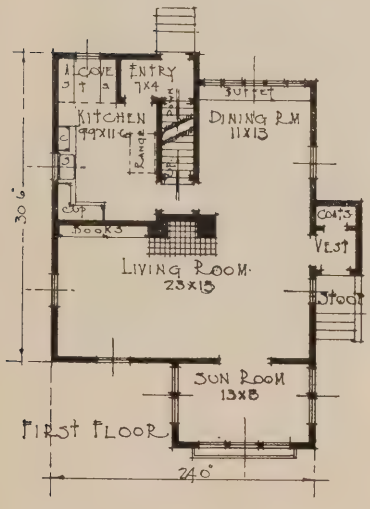
For a young couple could you picture a more beautiful little home with all the attributes of the "house ideal" than is pictured on this page?

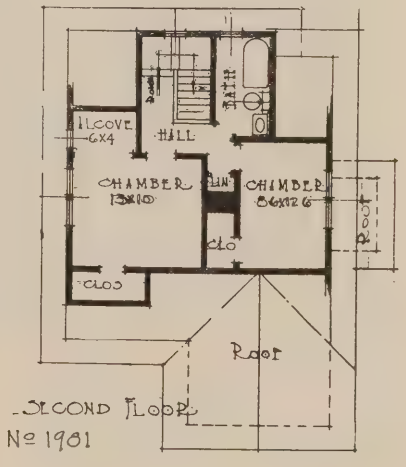
Stippled stucco is the finish used for outside walls down to window sills and wide siding on down to a concrete base exposed eight inches above grade. This base is smooth troweled and gives a nice finish to bottom of house.

A noticeable feature to the design is the wide overhang of roof and deep verge board finish. There is a composition roof and single two-flue chimney directly in center of house.

The interior is planned along strictly the latest ideas with wide living room, sunroom, breakfast room off of kitchen, fireplace and bookcases. Buffet extends across entire end of dining room.

Full basement is planned.





DESIGN NO. 1957.

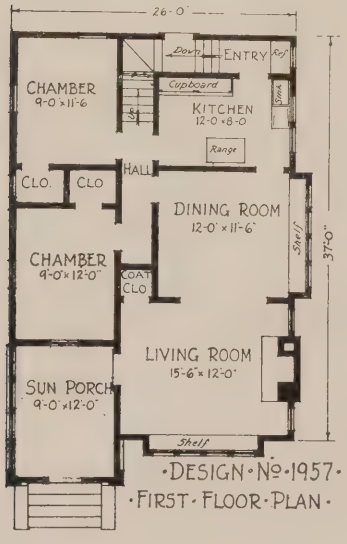
A combination of brick, cement stucco and shingles form the exterior treatment for this cottage. The photograph was taken soon after the completion of the building and before the shrubbery and vines had had a chance to grow.

This cottage is very modern and embodies the essential features for a large family in very small space. This is the type of home necessary in these days of the "high cost of living."

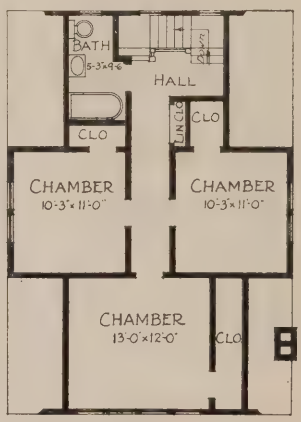
None of the rooms are large but are ample for comfortable living and they are so arranged that the housework can easily be taken care of.

Besides living room, dining room and kitchen, the first floor contains two chambers. These open off a central hall which connects with the stairs to the second floor.

The second floor has three additional chambers all well equipped with closets and a bath and linen closet.



·DESIGN·No·1957·
·FIRST·FLOOR·PLAN·

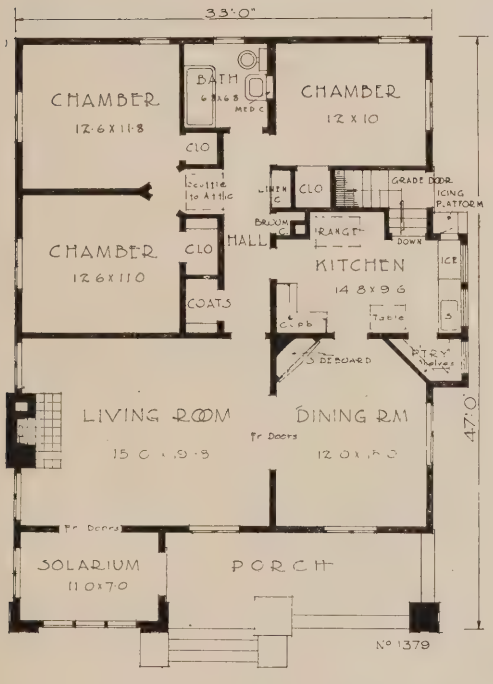


·SECOND·FLOOR·PLAN·

A flower covered trellis makes a most inviting entrance approach.

The beauty of this lovely garden with its dignified pergola is compelling and there is that about it which gives promise that this beauty will increase with years to come.

DESIGN NO. 1379



FLOOR PLAN

This bungalow has been the most popular of any design we have ever published. It has been built in all parts of the country and we have had many very favorable reports from satisfied home-builders concerning the excellent results obtained.

The design is along the California type with a low pitched roof. Massive piers in front and wide cornice supported by beams emphasize the low lines necessary to this style of home. The low attic is ventilated by louvres placed in the front gable and on the other sides. A belt of stucco continues around the house at the first floor line and above the windows. We suggest a white sand float finish stucco, a red roof of slate surfaced roofing and ivory painted trim. The beams could be stained a dark brown.

The rooms are large and convenient. French doors are used between sun room and living room and between the latter and the dining room. If desired the living room could be entered directly from the porch. The dining room has two corners beveled, a rather unusual scheme, but distinctive, and a small pantry is provided in one of the angles thus formed.

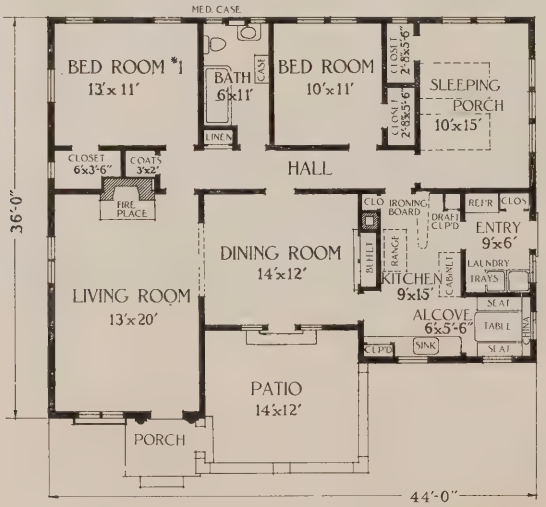
The design as shown is of frame construction. We have also prepared plans of this design with an 8" brick wall, these will be furnished for $25.00. They can also be used with hollow tile or concrete blocks.

DESIGN NO. 1049

An especially artistic feature of this southern bungalow is the tile-hooded entrance and enclosed patio. The large tile used for roof of gable and hoods is harmonious with the straight simple lines of the plastered walls.

Casement sash are used in living and dining room, and sleeping porch. There is an iron grill in front of living room windows. Construction is frame, plaster base, and stucco, hard pine flooring and interior finish.

The interior plan is well arranged and while providing two bedrooms and sleeping porch, a third bedroom could be secured by installing a concealed bed in living room.



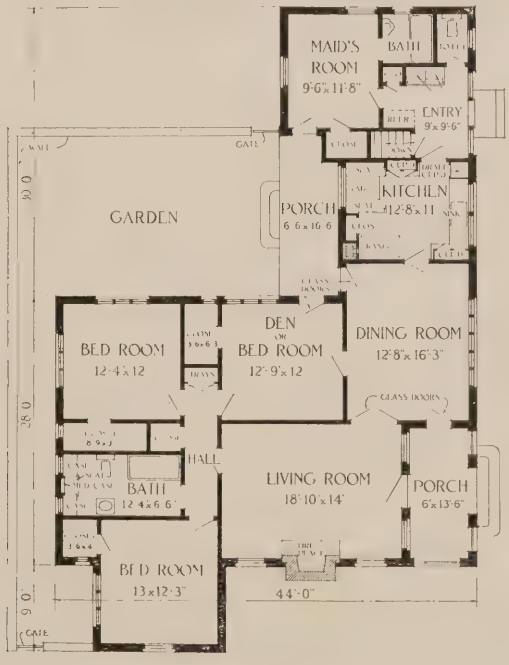
DESIGN NO. 1048

Here is another example of the new architecture in California bungalows. The rough troweled surfacing of the stucco is extremely effective with the dark red tile roof and heavy dark green foliage against the gray stucco walls. A high stucco wall continues from the house to auto drive.

The view of this home is a combination of front and side in that the living room fronts on the lawn which appears to be the side of the building with entrance porch facing street. A fairly good sized building lot is required for this seven-room home which has a street facing of fifty-seven feet. There are many windows and most of them casement, while shutters are used on the bedroom windows.

The main portion is covered by a gable roof. In back is located a typical California garden plot reached from a six foot rear porch. It will be seen upon study of the plan that all modern conveniences and efficiency items of household management are provided.

Walls are constructed of hollow tile or brick with stucco applied directly to this surface.



DESIGN NO. 1349.

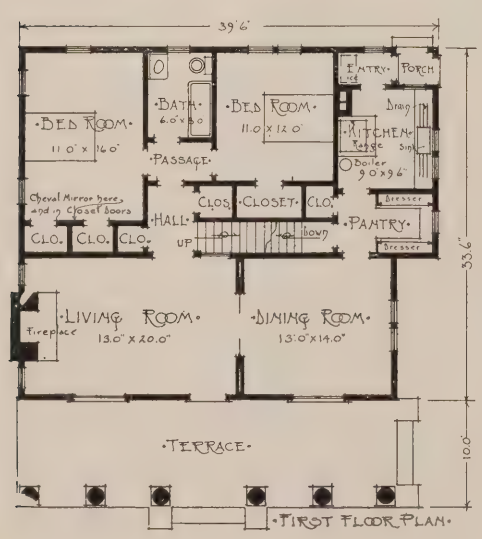
The French windows opening on the wide terrace and the sturdy cement columns give an air of openness and hospitality that is truly charming.

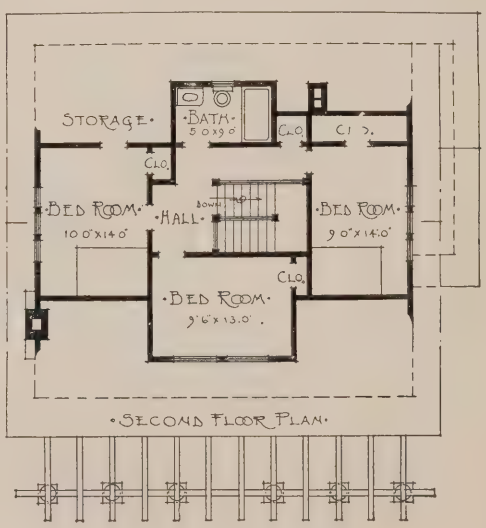
This same feeling is sensed in the floor plan. The living room and dining room opening upon the porch with French windows, and into one another through sliding doors, give a most delightful interior. A wide archway opens to the stair hall. Off the hall is a passage connecting the downstairs bedrooms and bath, permitting complete privacy. The larger and corner room has two large closets with full length mirrors in the doors.

Where more than two bedrooms are required, the adjoining plan shows how by increasing the pitch of the roof more than that shown in the illustration, three bedrooms and bath may be arranged on the second floor. The ceilings of the end rooms slope to the front and rear but not enough to interfere with head room.

The service portion of the house is complete and has a pantry, equipped with glass enclosed shelves, and counter, with drawers, cupboards and bins below.

Construction is frame with stained shingle roof and sided walls.





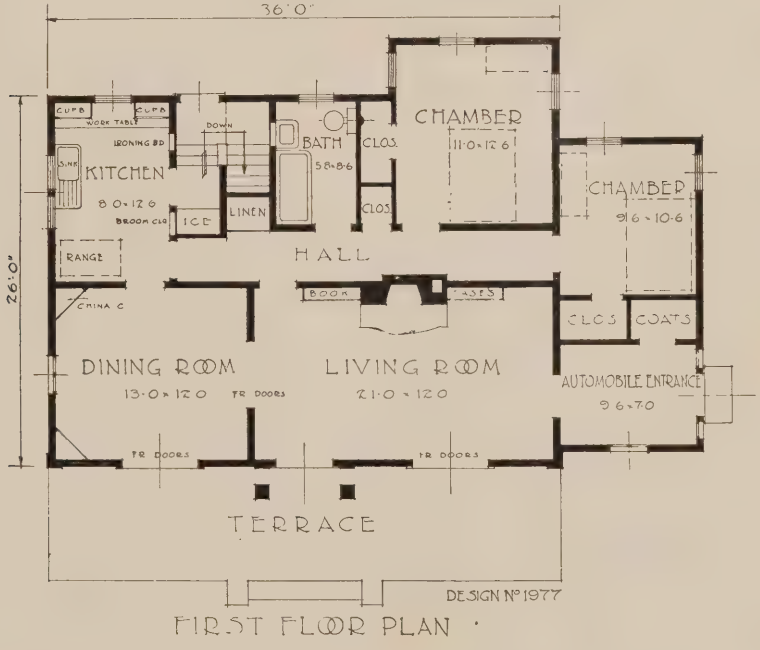
DESIGN NO. 1977

Colonial detail prevails in the architecture of this home which is designed and planned in a very pleasing manner. The house has a good facade, the openings giving balance. Beside the main entrance, French doors open on each side upon the terrace which may be brick, tile or cement instead of lawn.

The material used is all wood including roof shingles which are stained green and the wide siding in colonial white. The soffit of cornice is painted a pearl gray while the trim is ivory.

The automobile entrance adds a desirable convenience to this strictly up-to-date home and with drive running close to house, the rather wide cornice serves as sufficient protection against rain in stepping from car. This arrangement takes the place of a porte-cochere. The four windows in the auto reception entrance are casements.

The house is 46 feet wide so that a 60 foot lot will be necessary, allowing space for driveway.



FIRST FLOOR PLAN

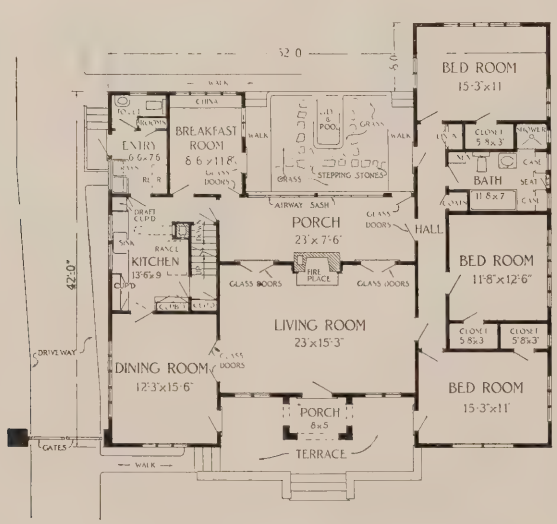
DESIGN NO. 1010

The type of residence so popular throughout the eastern states with its broad, imposing front and pleasing gables. This house is an example of the very latest, no cornice houses, with white stucco walls and stained shingled roof. The eye unconsciously carries from one gable to another and is pleased with the harmony of proportion and balance.

The interior is beautifully arranged with a large living room connecting the two wings. Just back of living room is a broad porch approached through French doors and beyond porch is the partially enclosed flower garden.

What appears in the picture as a garage in front is a gate porte cochere with drive leading to garage in rear. This home cannot help but command admiration.

Construction is of frame.



DESIGN NO. 1041

This is another very unusual home in which the English influence in designing is plainly felt. The entrance, chimney cap and diamond paned casements bring this out very strongly. A fireplace on the front of a house is quite an ornament when worked in as this one is.

The walls are of white stucco on metal lath. The roof is of selected stained cedar shingles, every sixth course being doubled. Face brick is used for the steps and fire place.

The plan is laid out so that the sleeping quarters are secluded, and private—a most commendable idea. The dining room opens on a patio and connects with hall, living room and breakfast room. The living room is wider than the average and well lighted. The kitchen has a toilet and laundry close by.

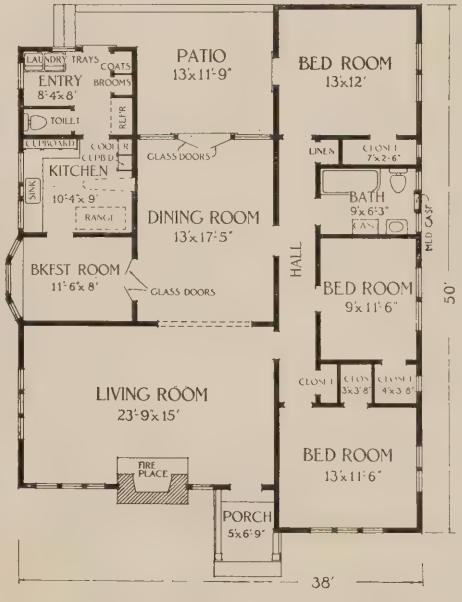
Note the kitchen cupboards and ironing board, also the sink under the windows.

No basement is planned, but of course, some may desire to excavate in which case the rear entry can be modified to provide a stairway and the laundry placed in the basement.

As this home is 38 feet across the front it should not be placed on less than a fifty foot lot.

We suggest oak floors in living and dining rooms, maple in bedrooms, linoleum over pine in breakfast room entry and kitchen and tile in bathroom. Oak trim would be nice in the living and dining rooms with an early English finish. Enameling is undoubtedly the best finish for the bedrooms and bath and here hard pine can be used. The kitchen and breakfast room trim can be birch in the natural.

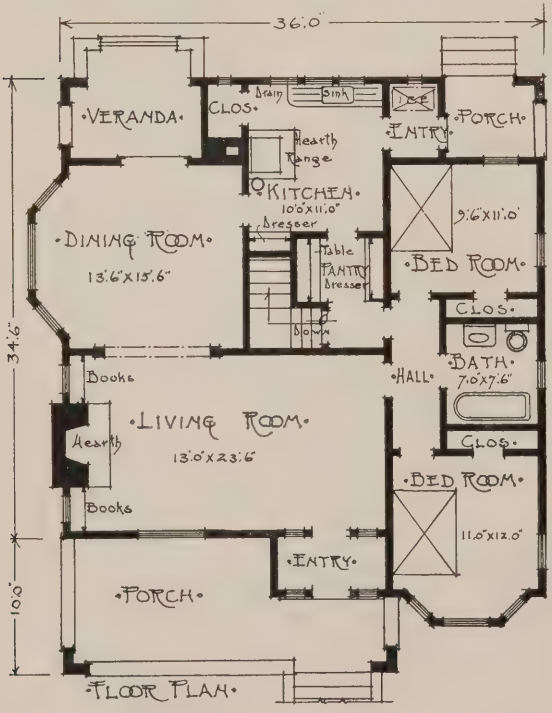
The floors of patio and entrance porch should be of large colored tiles laid in mortar of contrasting color.



DESIGN NO. 1318.

An exceedingly fine example of a bungalow built on artistic lines is shown in this elevation. The side walls are plastered with cement mortar.

The living room in the floor plan suggested below is entered through a vestibule from the front porch. An artistic fireplace with book cases built in on either side below casement windows completely furnishes one end of this room. Beyond is the dining room with a wide bay affording views to both front and rear. The center window of the bay is raised to accommodate a china or glass closet below. A veranda with extended balcony overlooks the garden and connects with the dining room through a pair of glass doors.



The kitchen is well arranged with a roomy dresser and a good sized pantry. Alongside the range is a large ventilated store closet and opposite an entry with provision made for a refrigerator, leading to a service porch. The kitchen connects with the bedroom hall and basement through the pantry.

Two bedrooms and bath are provided. The front bedroom is unusually desirable having a bay window exposure to the front. Both bedrooms have windows on two sides and are thus assured of an abundance of fresh air and sunlight. The bedroom closets are ventilated to the attic through registers in the ceilings. The attic is provided with ventilating louvres in the front gable. A full basement extends under the kitchen, dining room and pantry. The laundry is located under the kitchen and a cold storage closet under the pantry. The balance of the basement provides ample room for heating apparatus and fuel bins.

DESIGN NO. 1976.

The owner of this attractive cottage was very fortunate in having a large lot on which to build. The placing of the house, the arrangement of the combination sidewalk and drive and the planting have been very nicely handled. It is the care of these details that makes a house attractive and appealing from the outside.

The foundation and porch railings are of brick with cement for the steps and porch floor. The exterior walls are of shakes stained a dark brown with the trim in white.

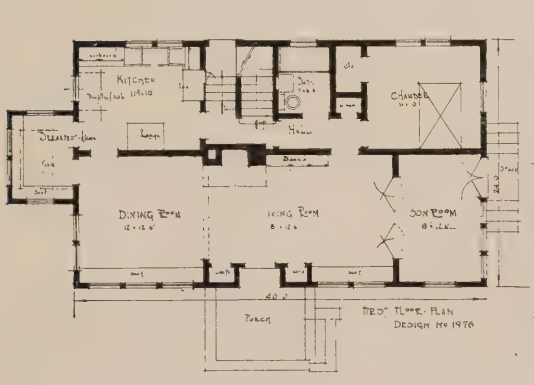
Please note especially the colonial detail of the trim around the windows and doors.

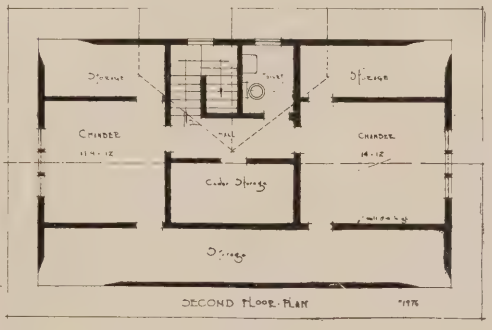
Entrance is directly into the living room, which opens with wide arches into both dining room and sun room. The sun room can be closed off by folding doors, if desired.

A delightful little breakfast room with windows on three sides is located just off the dining room and can also be reached from the kitchen.

One chamber and bath are also provided on the first floor. The stairs to the second floor start from the back hall, under which are the stairs to basement combined with an entrance at grade.

The second floor contains two chambers and lavatory besides a large cedar closet for the storage of clothing out of season.





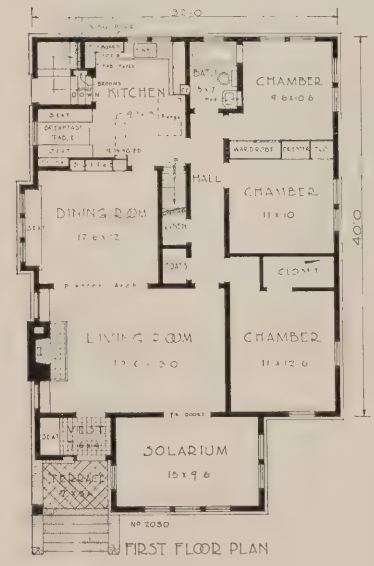
DESIGN NO. 2030.

The semi-bungalow will always be in demand especially where people desire a home with low lines yet with second floor. This design is very nicely balanced and every part seems to fit in harmoniously.

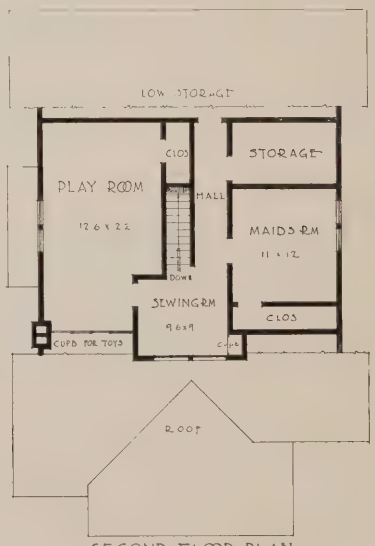
Special stucco is used over frame walls, brick veneer is carried up to the window sills and the gables are paneled. Panel work is much used today and does a great deal to make any house of this type attractive. Heavy asphalt shingles are used on the roof.

The floor arrangement is laid out with great care and to meet the most exacting requirements of quite a large family. The kitchen is very complete in respect to cupboards and has a breakfast alcove. The play room with toy cupboard is an unusually fine place for the children on stormy days. The house, as a one story home, is complete, and in some cases could be built as such leaving the second floor to be finished at a latter date.

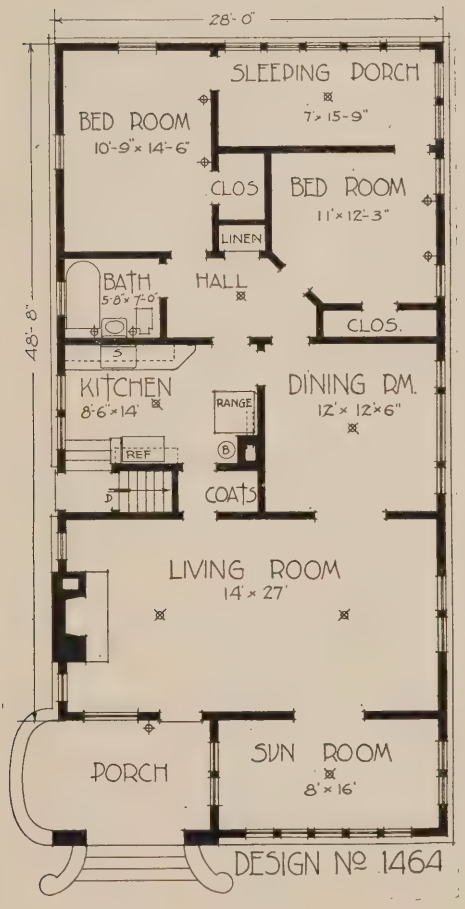
A full basement is planned.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. 1464.

This roomy bungalow plan is adapted to a narrow lot. You recall the old missions of California when you walk up the broad walk to the entrance porch and you find the porch a very comfortable place to sit down in and rest on a sunny day. When the wind blows you can lounge in the airy sun room and for evenings there is the long living room with its fireplace.

The dining room is well lighted and the kitchen compact and well arranged. The rear entrance is convenient to the street and makes access to the basement easy.

Good cupboard space is provided next to the sink and a smaller cupboard is located on top of refrigerator.

The bedrooms are at the rear, away from the street noises and separated from the rest of the house by the little hall. The sleeping porch has room for several cots and is convenient for either bedroom.

The bathroom is easy of access and the plumbing most economically planned. There is ample closet room throughout.

On the exterior, brick with a few cobble stones inset is used to the sill course throughout and to form the hospitable arch of the front porch. Above it shingles have been used in an ornamental way and the roof is also shingled.

The interior is finished in Oregon pine stained in the front part of the house and painted in the rear rooms.

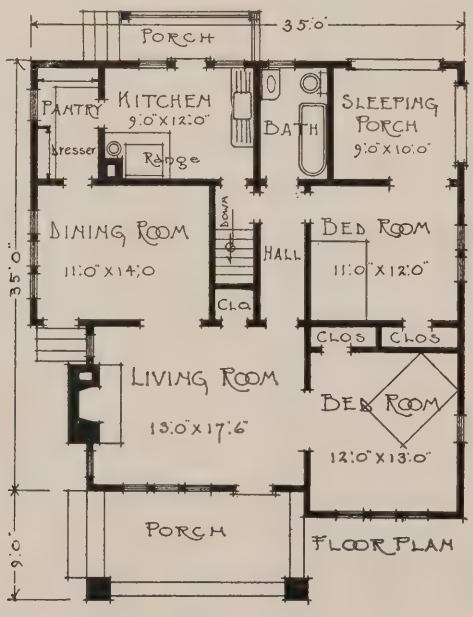
DESIGN NO. 1366.

This is another beautiful type of the low-roofed California bungalow, that, raised a couple of feet on a brick, cement, or stone foundation to provide cellar windows and equipped with a heating apparatus, makes a most excellent home for the more severe climates of the Eastern, Central or Northern States. The use of concrete or a white cement brick for the beautiful outside chimney and the porch columns and rail, makes a very distinctive and attractive feature of the design.

The shingles covering the exterior are laid alternately, one very wide course, and one very narrow, giving a very attractive effect.

In floor plan arrangement, the rooms open up very nicely together, and are a very good size, but if larger rooms were desired, it would be a very easy matter to simply build the house two or three feet wider and deeper.

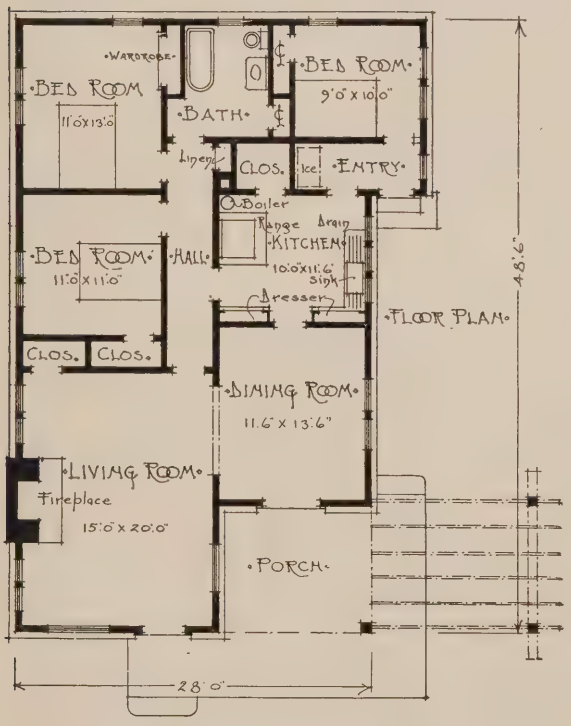
The plans of this design are drawn for a full basement with a concrete foundation, letting concrete show above ground and providing good basement windows. There is also provided an outside rear cellar entrance, making the house practical for winter, as well as for the milder California climate.



DESIGN NO. 1358.

Though thoroughly modern in design, the long white tinted shakes and the entrance treatment gives to the above bungalow a peculiarly quaint elevation. Flowering vines tumbling over the side pergola and supported in some unconventional manner at the side of the entrance door would add considerable interest and give to it an even more permanent and satisfactory air.

Suggested below is a floor plan for this interesting elevation. No basement has been planned. However, if one were desired, it could be readily arranged for. A stairway could go down in the space now occupied by kitchen closet and ice box, the latter being moved into kitchen.



Exposed on three sides the living room will be a veritable garden of sunshine. The fireplace of bluish tile would give a cool and restful touch of color and form the keynote to the decorative scheme of the house. Through a wide archway, the dining room immediately adjoins, fully as attractive and opens on to the porch through a pair of glass doors.

There is direct service from the pantry kitchen, where closet room and modern conveniences are provided. An entry gives space for the refrigerator and opens to the kitchen and maid's room. This is a feature thoroughly appreciated by the domestic of today, and reflects in turn upon the general happiness of the mistress of the house.

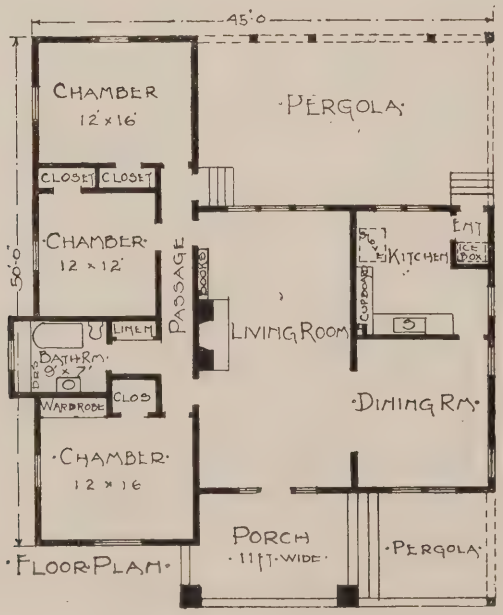
The master's bedrooms open upon a central hall to the living room. Generous closets are in each room and linen shelves with drop doors are arranged in the hall.

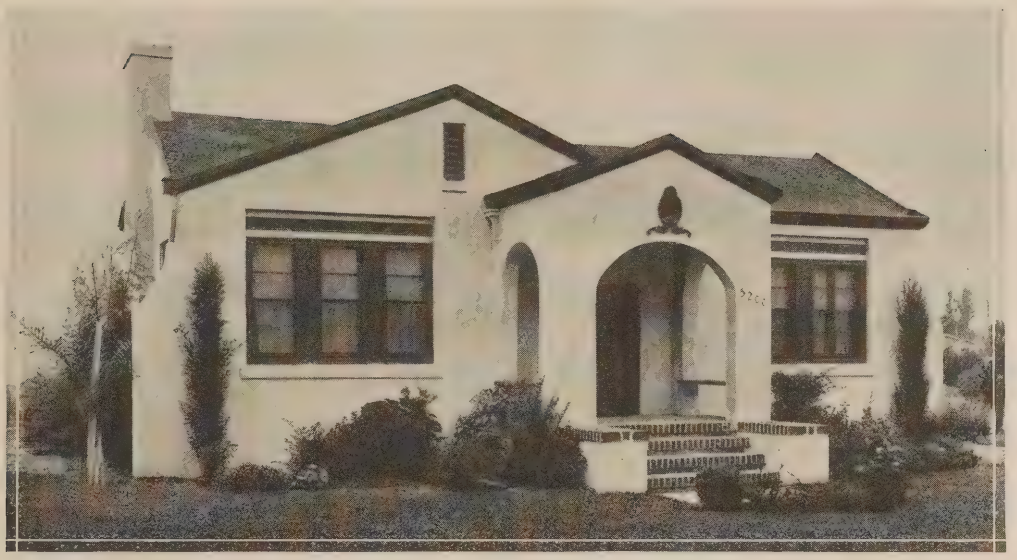
Louvres under the gables allow for a continuous circulation of air under the roof, which carries off the heated air arising from the various rooms through adjustable ceiling registers.

DESIGN NO. K-1443.

We present here a very attractive bungalow in stucco finish. The living room is the feature of the house, being 15x28. The dining room and kitchen are at one side and three chambers and a bathroom at the other communicate by a passage way. The arrangement upon the ground is irregular, the greatest dimensions being 45 feet wide by 50 feet long, including the rear pergola. This would be greatly in excess of the actual amount of floor space. The living and dining rooms are finished in Washington fir stained a dark brown. There is a brick fireplace. The chambers are in pine white enameled and the floors throughout are of Washington fir. The height of the story is 9 feet 6 inches. There is no provision for cellar or heating plant, it being built in a warm climate. They could readily be provided for if desired. In our northern climates such a bungalow would be very attractive and desirable if provided with these features. Attic space for ventilation only.

Foundation wall can be concrete or brick.





DESIGN NO. 1047

This delightful bungalow quite fully indicates the tendancies of the modern age toward beauty in small house design as well as utility. The home today must be more than a shelter, it must have pleasing exterior lines in addition to all the modern interior equipment which is of course, very essential but which alone does not guarantee a thoroughly satisfactory dwelling place.

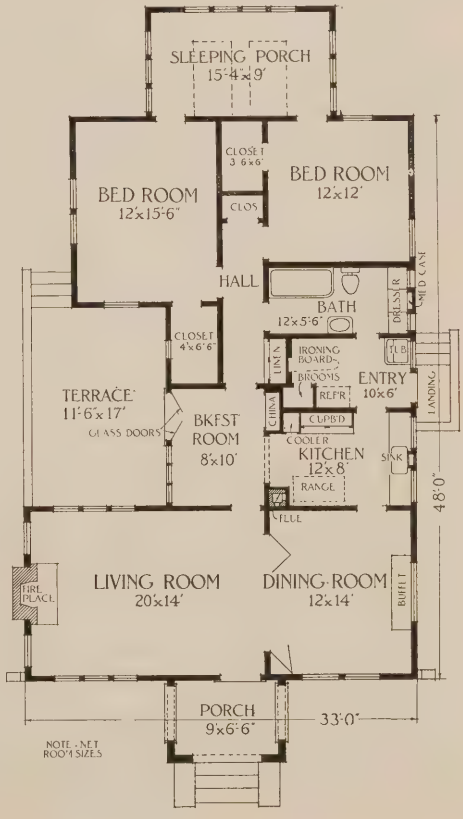
The arched entrance with its medalion over the center, the two balanced groups of casement windows the simple steps, the low roof, and the louvred opening in front gable are all of interest. Note how the front walls extend out a couple of feet to broaden the house and give a buttressed effect.

The walls are of frame, stucco is used rough troweled and cream tinted. The cornice is of slight projection and moulded. The roof is of asphalt.

The plan is unusual in that a semi-enclosed terrace is placed in between the rooms, affording a cool spot in summer. This is reached by passing through the small breakfast room. This also serves as a passage to the main hall, off from which are a large bedroom, a medium sized bedroom, and a large bath with built-in dressing table. At the rear is a large sleeping porch reached from either chamber. Here is space for two cots.

The living and dining rooms occupy the entire front portion, being separated by four folding French doors—sliding French doors would be better, and could easily be installed. The kitchen and entry is well located and the arrangement provides for a first floor laundry with tubs and ironing board. Cupboards and closets are numerous and the sink is placed under the windows.

No basement is planned but we realize that in some instances it will be desired. If such is the case the entry can be rearranged for a stairway and the laundry equipment placed below.

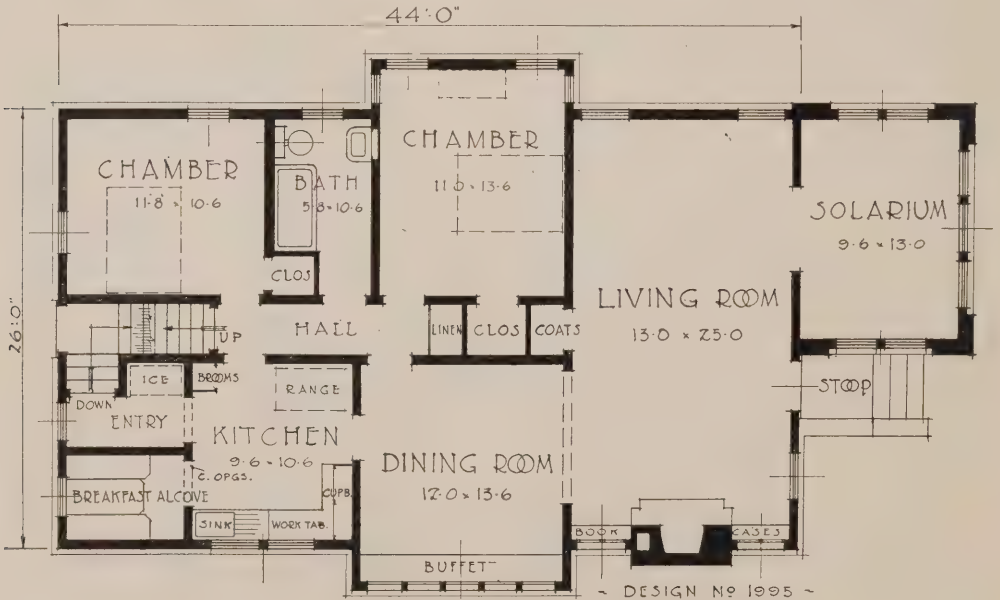


DESIGN NO. 1995

The picture shows this popular bungalow as recently built in Minneapolis from our stock plans. The only changes made were the inclosing of the front stoop and an increase in the depth of the sun room which was made 11-6x13. We can furnish drawings of these modifications if desired.

The arrangement provides for cross ventilation in both chambers. A stairway to the attic is another nice feature and a small room could be provided, but of course the height is not great as a low roof line is desired.

This charming home will go nicely on a 40 foot lot.



FIRST FLOOR PLAN

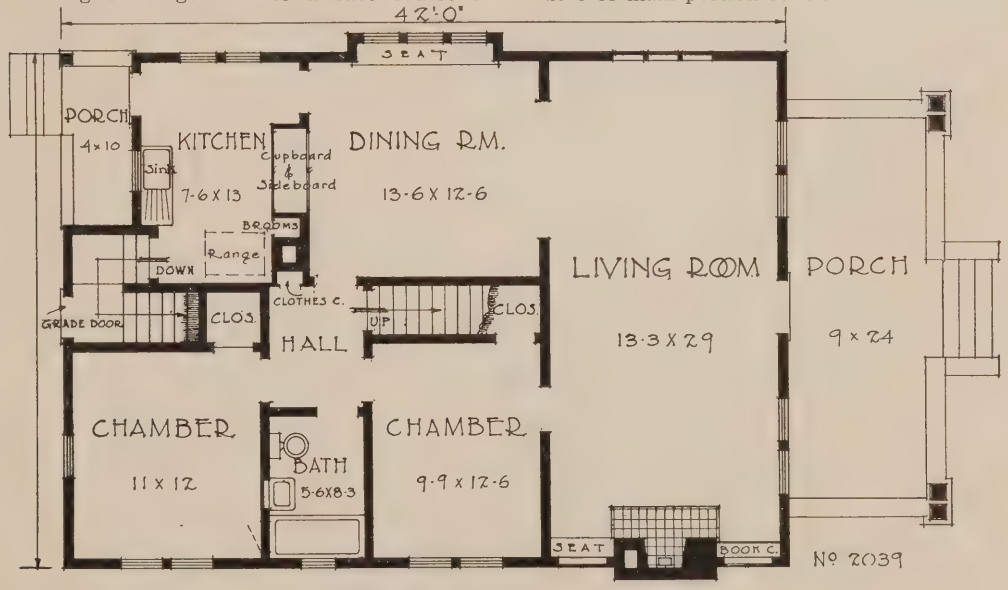
DESIGN NO. 2039

The home with a wide porch appeals to many home builders and such a design is illustrated here. The treatment of the wide arch and the heavy piers is responsible for such a pleasing appearance.

The exterior wall is of special stucco on frame. The roof is of asbestos shingles. The working drawings call for a base course of face brick all around the house.

The plan is very similar to many others in that it follows an arrangement proven most satisfactory for a five room bungalow. While no second floor is shown, there is some space on the second floor and one or two rooms can be finished off there.

Size of main portion 30x42.



·FIRST FLOOR PLAN·

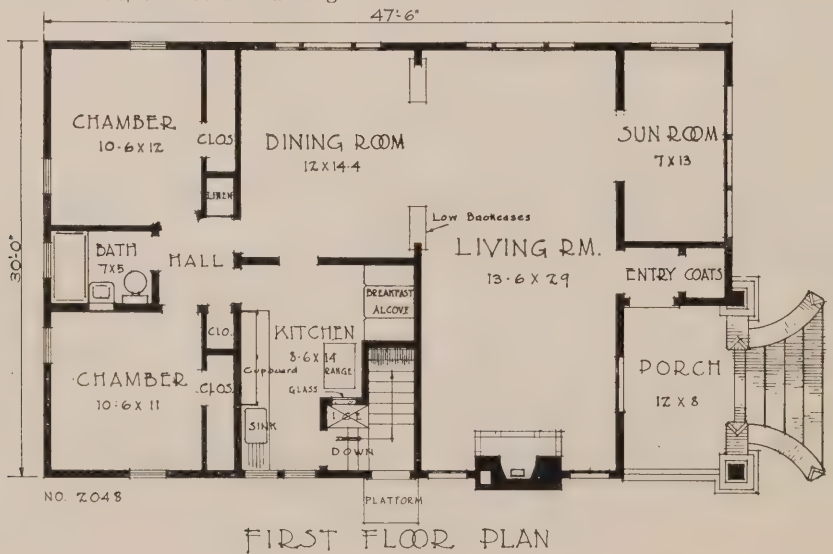
DESIGN NO. 2048

The entrance is the feature of this delightful bungalow. Piers and step buttresses of face brick add to the color scheme which is one of contrasts. Wide siding is painted cream, the shingles in the gables are gray and the trim dark green.

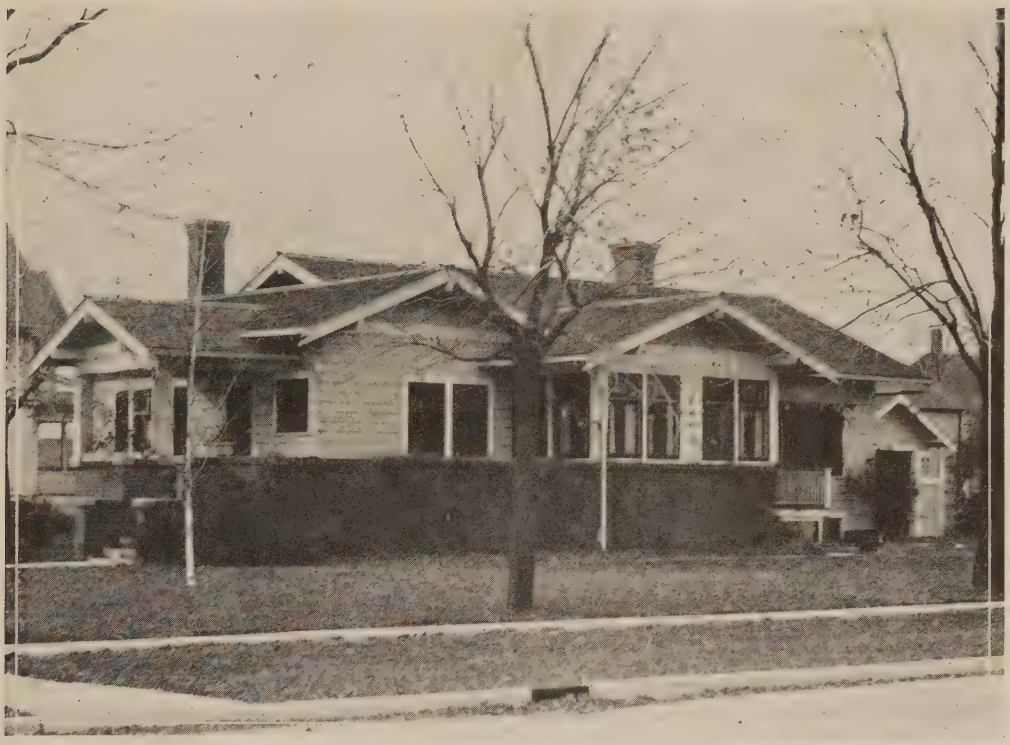
The interior is notable for its wonderful living room. The entrance with coat closet is a coal saver in winter. The low book cases, the breakfast alcove, the ice box arrangement and grade door are each worthy of note.

Two changes were made from the working plans when this house was built. Casement sash were planned for the sun room, living room, and dining room instead of double hung windows and the porch steps were laid out on a curve instead of being straight. The house would have appeared even better if the plans had been followed in these respects.

There is a full basement.



FIRST FLOOR PLAN

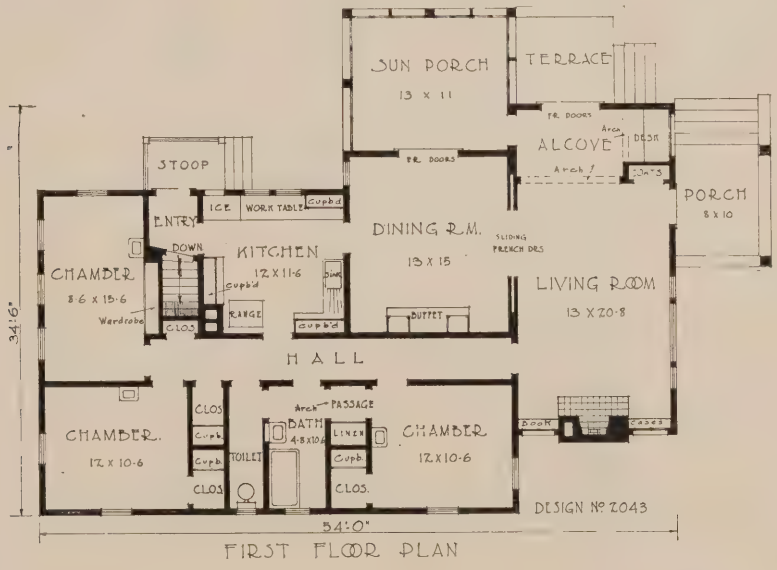


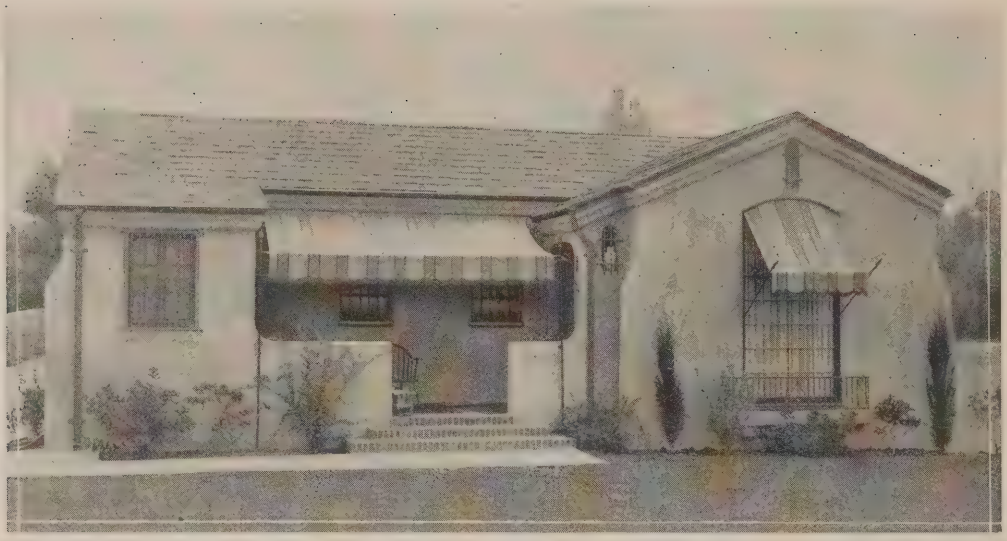
DESIGN NO. 2043

This is, indeed, a house of many gables, the roof being one of interesting variation.

Dark brown brick veneer, ivory siding, white trim and moss green roof make a beautiful home. One should not forget the gray shingles in the gables either.

The plan is not at all along the line of most bungalows having many pleasant surprises in the placement of rooms. It will be found to provide almost anything in the way of modern conveniences and we are sure will be enjoyable to live in.



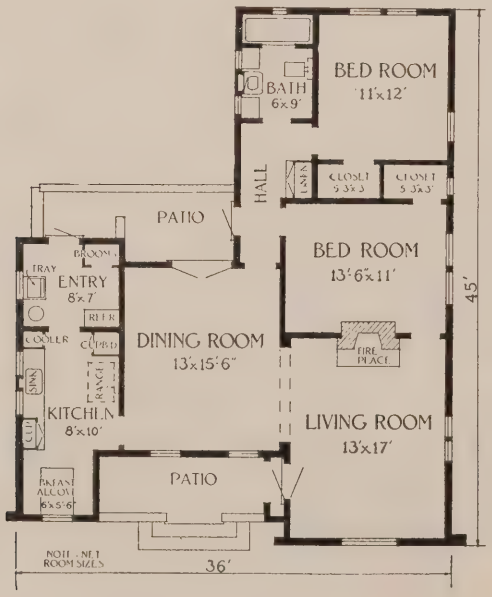


DESIGN NO. 1055

The Spanish bungalow is produced today in an unlimited number of variations, all of which are, of course, modified to meet with our customs of living. Here the charm lies in low roof lines and well placed openings. There is nothing elaborate, yet the whole is very distinctive, the wrought iron-work furnishing a nice bit of detail. White sand finished stucco is used over frame walls and a roof of broken edge asbestos shingles adds much to the individuality.

The five rooms are well located in relation to one another. The dining room opens onto a patio at the rear as does the hall. No basement is shown, but a stairway can be arranged in the entry and the laundry tubs placed in the basement.

Lot should be 50 feet wide.



DESIGN NO. 1015

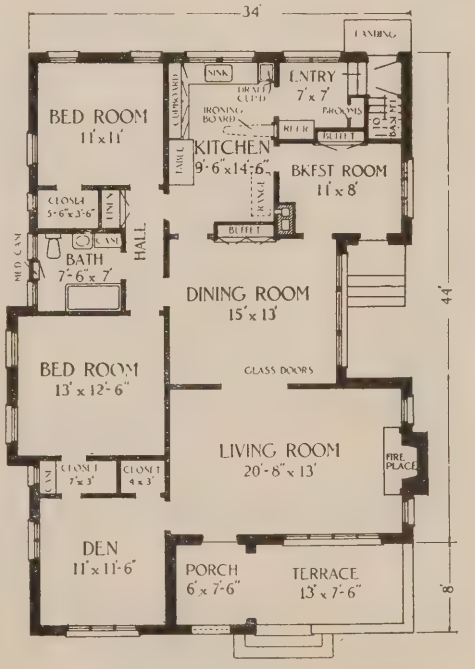
This is a Spanish type with the mission influence quite apparent. A small tile roof over the arched entrance and ornamental tile inserts are used to give color and break up the wall space. There is a little wrought iron work on the porch to lend variety. Bright colored awnings should be used for the best effects.

The stucco is applied over masonry walls—brick, hollow tile or concrete blocks. A rough troweled effect would look well on such a house. The roof is flat and can be of composition roofing or built up as on commercial buildings. The walls extend up parapet fashion.

A den is provided in the front which could be used for an office or bedroom. If a disappearing bed were placed in one closet this room could serve for almost any purpose and still be a guest room when needed. A passage to the adjoining chamber is secured through the larger closet. This is a good idea because it can be closed up when desired, but is available in case of sickness or in case children occupy the front room.

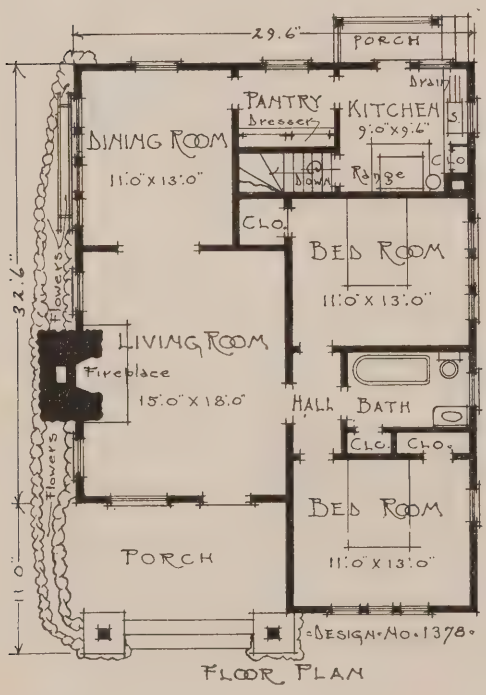
The rest of the plan is laid out very satisfactorily. A large living room connects with the dining room through French doors. A breakfast room with outside entrance connects with dining room and kitchen? The latter has all the necessary equipment for doing the housework. A grade door gives access to the outside through an entry. The two bed rooms and bath complete the interior. A basement is planned under all or part of the house as the builder demands.

The house is 34 feet wide and will go nicely on a lot with 50 foot frontage.



DESIGN NO. 1378.

The cobblestones used so very attractively in this design, together with the heavy timber work and wide coursed shingles of the exterior, give it that rustic, homelike appearance so hard to obtain in a bungalow when one must build for warmth. With the shingles on the exterior stained a soft brown, and the roof shingles green, the white painted sash makes a pleasing contrast, and adds just a little touch of lightness that gives a cheerful expression.



In floor plan arrangement, this design is exceptionally compact. The living room is of generous size, with the broad open fireplace across one side. A wide cased opening connects with the dining room, another large, well lighted room, with a flower box below the four casement windows. A swinging door leads from the dining room to the pantry, which is located most conveniently between kitchen and dining room and has plenty of cupboard space. The kitchen is equipped with all the modern conveniences, has an outside rear entrance, and has a door leading to the basement.

Taking up the sleeping quarters we find two beautiful bedrooms provided, both of which open off a small hall which connects with the living room and bath. These rooms are both furnished with plenty of closet space and are exceedingly well lighted and ventilated, having three attractively grouped casement windows each, while the front bedroom has a large window on the side in addition. The bath is conveniently located between the bedrooms and contains the linen closet.

There is a full basement under the entire house, and there are located the hot water heating plant, laundry, fuel bins, vegetable rooms, etc.

DESIGN NO. 1979

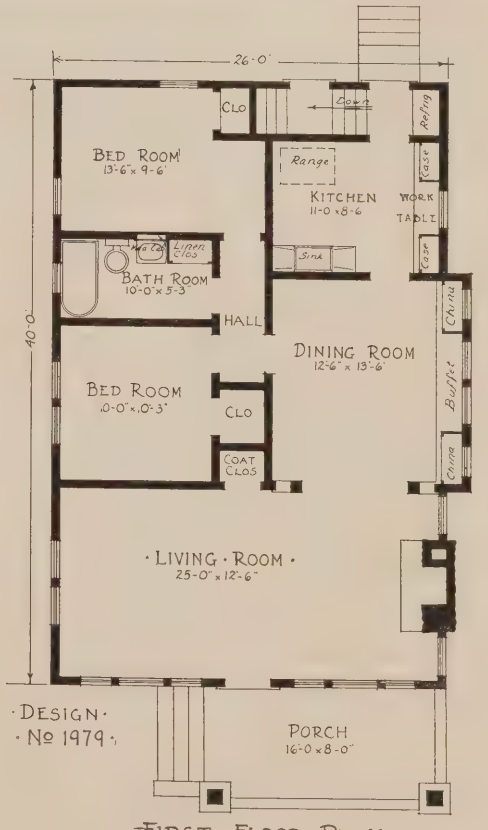
We can rightly say that this is a charming bungalow and yet it is not at all a costly one to build. One of the things which gives it that "classy" appearance is the beautiful, irregular, rough stone work in the construction of the porch supports and chimney but this is not all by any means. The architectural design in the detail of the porch and porch columns is fine.

The bungalow of frame construction is walled with shakes and the entire house is painted white excepting roof which is stained green. This color scheme with the varigated colors in the stone work produces a wonderful effect.

The floor plan is of the popular five room and bath residence and we believe that this wonderful little home will be built many times in different parts of United States and Canada, for it certainly will be difficult to choose a more pleasing and satisfying design.

The roof is unbroken and therefore the construction is simplified, thus reducing carpenter labor. A rather unusual form of wall construction is employed, the studs continuing down to within a few inches of grade and the first floor joists being hung on these. Of course, if the owner prefers he may carry the masonry up to the first story joists as is more often done, but the former method looks well on a bungalow as the shingled or sided wall can be carried down near the grade line. In this case the wall flares out at the base.

As the width is only 26 feet such a home is ideally suited for the narrow lots which are found in so many of our American cities.



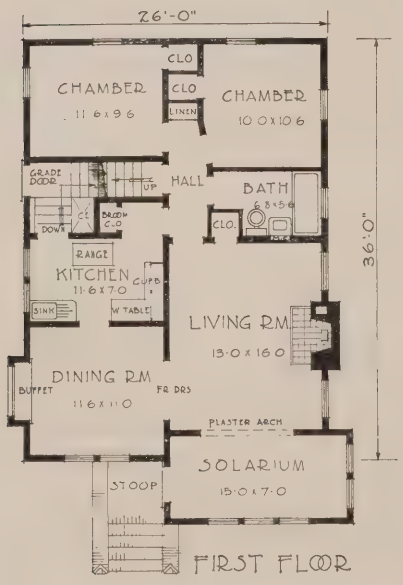
FIRST · FLOOR · PLAN ·

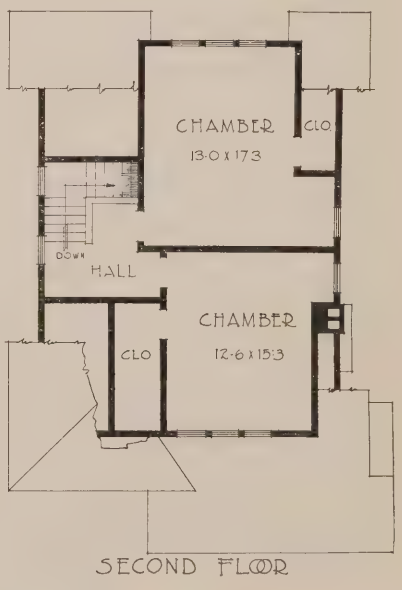
DESIGN NO. 1934.

Special thought has been given to the exterior designing of this house and its appearance well repays for the effort made to secure artistic effect on low lines and yet procure a very sizable house. Very rough textured tapestry brick was used for the entrance step buttresses and the deep tones of this brickwork give richness and warmth to the color scheme.

The floor plan is splendidly arranged to give a maximum amount of space and comfort. One would scarcely believe from the exterior view that there were four good sized chambers, in addition to the usual living, dining, bath rooms and kitchen.

Entrance to kitchen is combined with basement stair. A convenient location for the refrigerator is provided near this entrance.



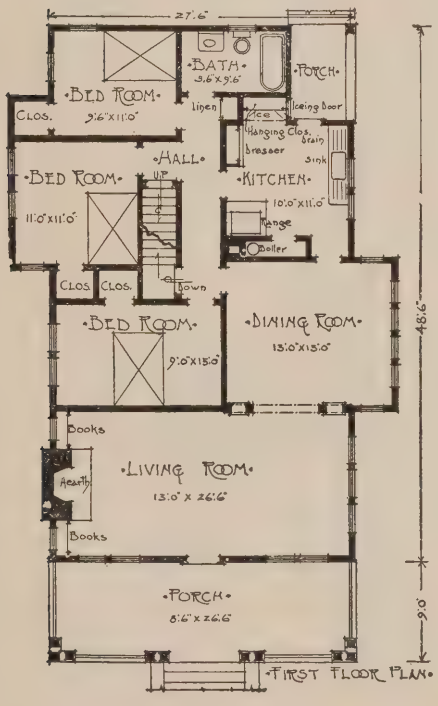


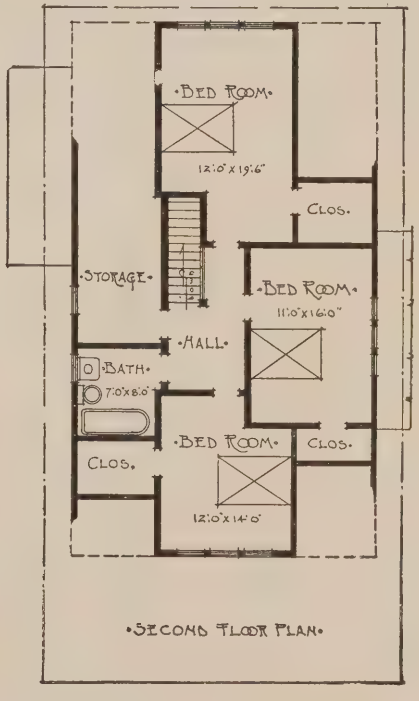
DESIGN NO. 1317

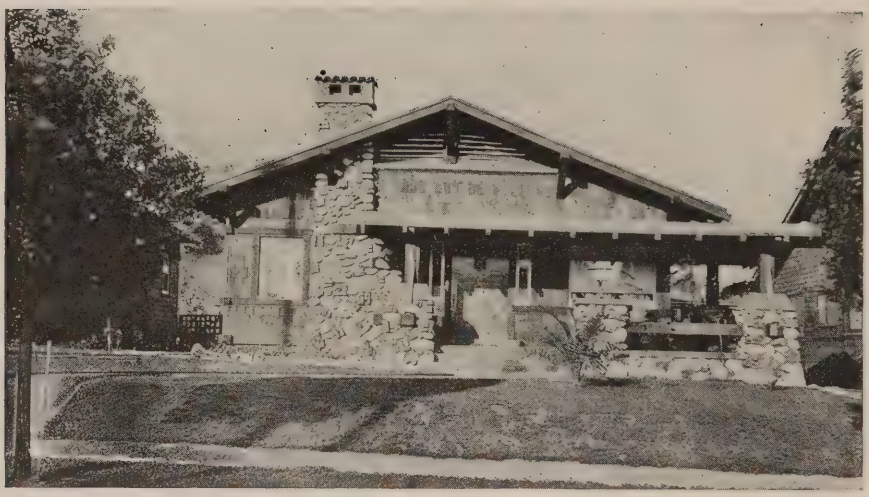
The illustration here shown depicts a cozy bungalow, homelike in every feature.

Centrally located, the front door opens into a generous living room, 13 feet wide and 26 feet 6 inches long. The most important feature of this room is the open fireplace with bookcases built in on either side. To the rear is a well lighted dining room. The kitchen, furnished with dresser, hanging closet over the refrigerator and other conveniences, is next to a rear porch. Three bedrooms with ample closet space, open unto a hallway which connects with bath, kitchen, and dining room.

The working plans provide for an upstairs, and as the first floor is complete the owner could finish the upper rooms at some later time. There are windows in the gables but they are not shown in the picture.





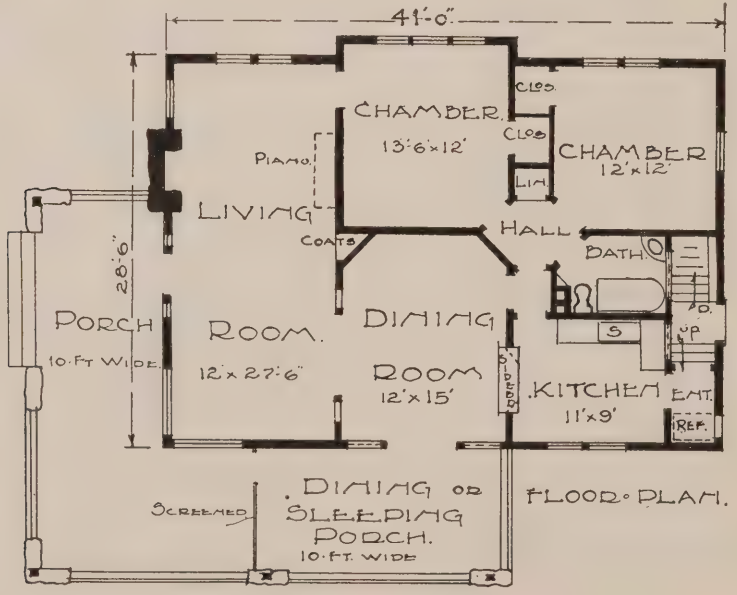


DESIGN NO. K-1463.

Could anything be more picturesque and charming than this little bungalow with its cobble stone chimney topped out like an Italian bell tower, its "shakes" on side-walls and craftsman details. Note the wide spreading eaves, casting a wide, cool shadow and the "louvre" boards in the gable to allow a constant current of air to temper the attic space, thus insuring cool rooms below.

Picture the living room with a cobblestone fireplace, the piano opposite with a glimpse through the columned opening across the dining room to sideboard and French doors opening to the screened dining porch. A little hall intervenes between kitchen and dining room which is itself closed to the private hall of the chambers by a door. This keeps the smell of cooking from those rooms without increasing the steps materially in serving. The refrigerator is iced from the outside and from its position in the entry one may go down three steps and outside or continue on to the basement. This does away with extra outside stairs to basement for removing ashes or laundry. Note the feature in many plans of this collection. Transom is provided over grade door for ventilating bath room.

Basement, 7'-6" high; containing laundry and hot water boiler under rear portion only. First story, 9 feet high. Size 28½ feet by 41 feet. Brown stain, green trim and white painted sash, form the exterior color scheme.

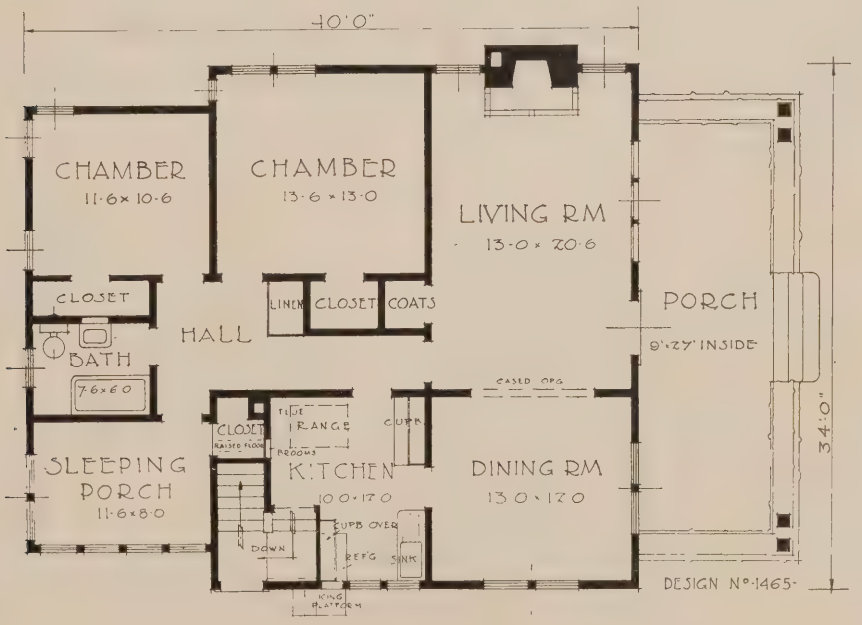


DESIGN NO. 1465

The eye is at once attracted to the porch and chimney construction of this bungalow. It is rustic and has been very well done. The walls of the porch are laid with a rough surfaced brick, set edge to the weather and in an irregular manner around a number of round boulders about the size of small pumpkins.

The wide, open span over entrance is emphasized by heavy timber construction and the whole effect is of inviting appearance.

The plan shows 5 good rooms and a sleeping porch which is really a third chamber. All sleeping rooms have cross ventilation, a fine provision.



FIRST FLOOR PLAN

DESIGN NO. 1006

A colonial cottage that seems to invite the stranger to enter is pictured here. The balanced effect is obtained through the use of end porches and careful placement of windows. Every detail of the front is perfectly symmetrical. Where a wide lot is available this home should meet all needs.

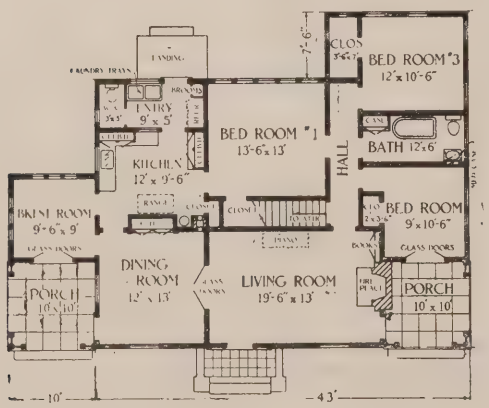
Wide siding or heavy stained shingles are to be used on the walls and stained cedar or composition roof shingles. The blinds will add much to the appearance and are well worth the additional expense.

Two floor plans are shown, one with basement and one without. The former at the left has three bedrooms and the latter two bedrooms and a den. The general arrangement of both is very similar. From the right hand porch one enters the living room, which adjoins the dining room with a pair of French doors between. The dining room has an outside door opening onto left hand porch, it also connects with both breakfast room and kitchen, where every convenience is provided for the housewife. Where there is no basement, laundry trays are placed in the rear entry. One plan also shows a toilet here, a very popular arrangement.

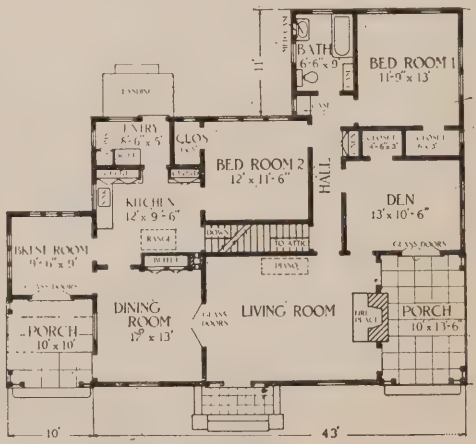
There is some space in the attic reached by the stairway and rooms can be finished there. By increasing the roof pitch the rooms can be larger and have better ceiling height.

If one was compelled to reduce the frontage of the house because of the lot width, the breakfast alcove and porch adjoining could be removed. However, for narrow lots we recommend one of our other plans which are better suited for such conditions.

Living room in Plan B is about 14 ft. wide.



Plan A



Plan B

DESIGN NO. 1005

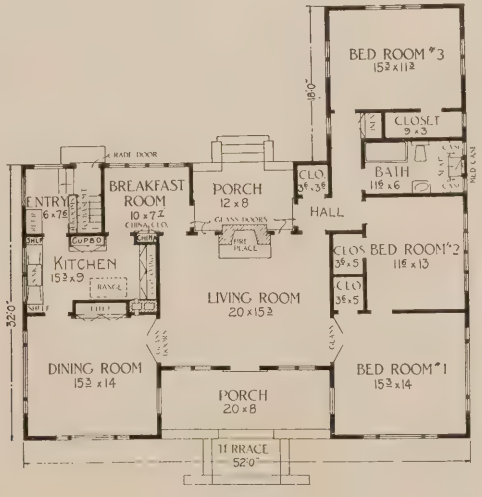
This bungalow like the one opposite is perfectly balanced, the dining and bed room wings being equal in width and having similar windows. This home also requires a wide lot as its beauty lies in the broad appearance. The curved arch over porch is worthy of note as it accentuates this feeling.

The walls are of frame with stucco. A little face brick is used around the porch and a base course of brick would look well.

The plan centers around the living room which opens on a porch at front and rear. The sleeping quarters are all on the right and kitchen, dining, and breakfast room on the left.

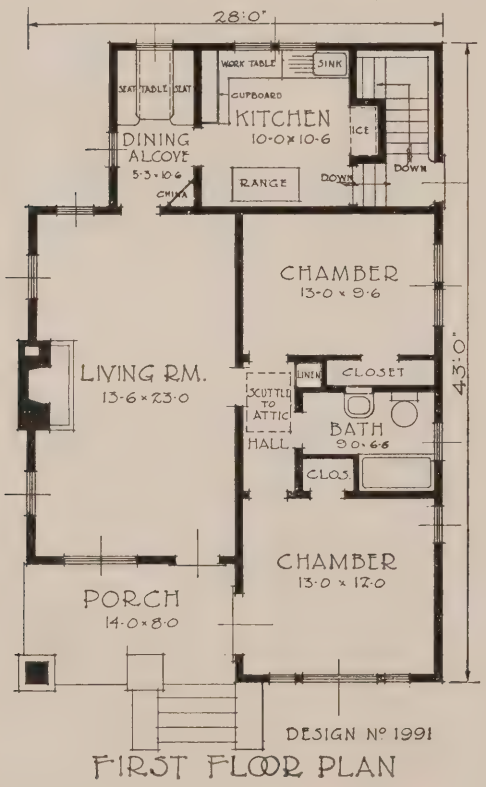
Oak floors are recommended in living and dining rooms, birch or maple floors in bedrooms and kitchen, tile in bath. The trim in main rooms could be oak rubbed down and left in the natural. The other trim will be best if ivory enameled, and pine will do nicely.

An incinerator would be desirable installed in the basement of this house as well as in any of our other designs, for disposing of garbage,



DESIGN NO. 1991

One could not ask for anything more in the design of a four-room cottage than given in this most charming little home. It has just enough of the artistic treatment in entrance and windows to give it "caste" without running into expense. It is a good demonstration of what an artist's touch will accomplish in the designing of small houses.



The roof has just the right pitch and the dormer the proper lines and proportion. The windows complete a splendid balance. The grooved siding adds another touch of interest

The porch piers and step buttresses are of brick capped with white cement; this material is also used for the porch floor and steps.

The windows and French doors play a large part in making this house so attractive. The transoms over the front living room and bed room window permit of a larger lower pane of glass and offer a variation from the standard double hung type. The French doors are divided to match the upper window lights.

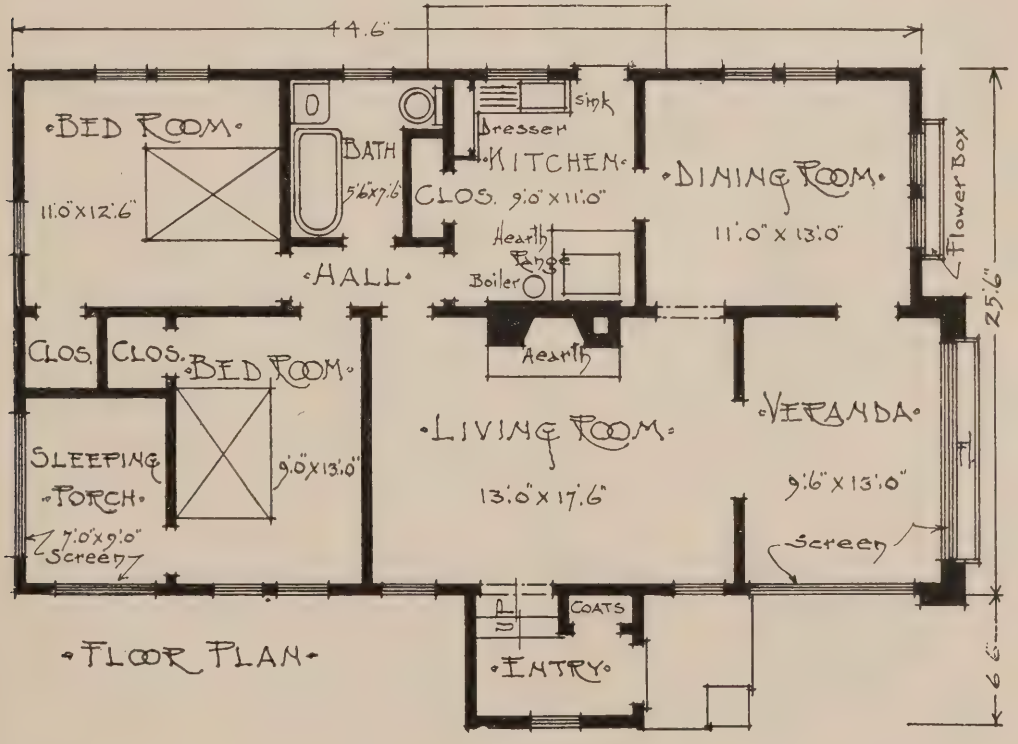
The arrangement provides a very large living room with windows on three sides, two bedrooms, a well equipped kitchen and a large dining alcove, which will seat six people. A china cabinet is placed in a corner close by. A grade landing connects the kitchen with the outside and with basement stairway. The ice box sets in a recess in kitchen. The cupboard space is well taken care of and the housework should be easy.

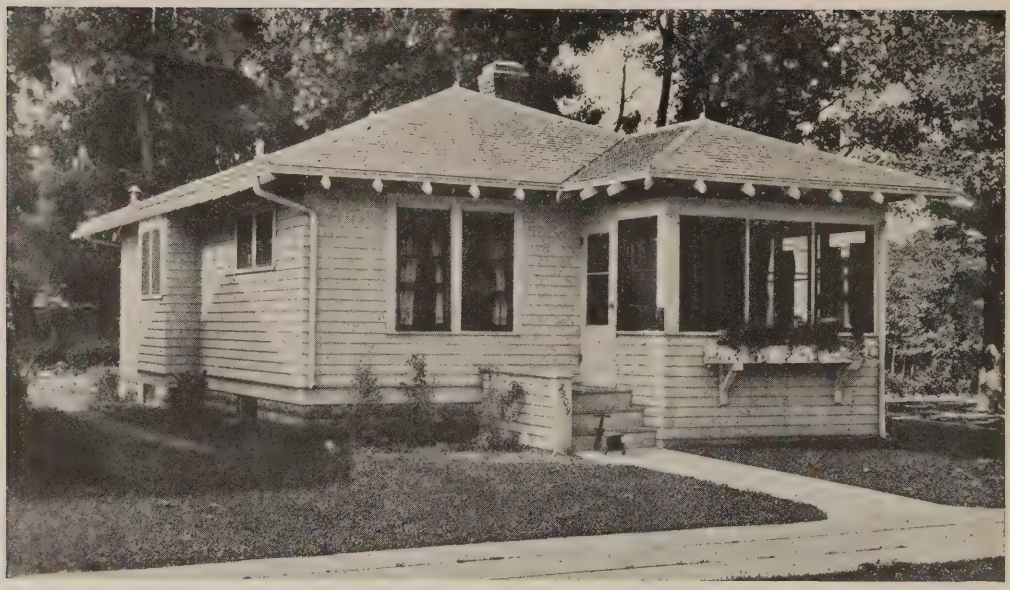
There is a full basement with hot air furnace and fuel bin.

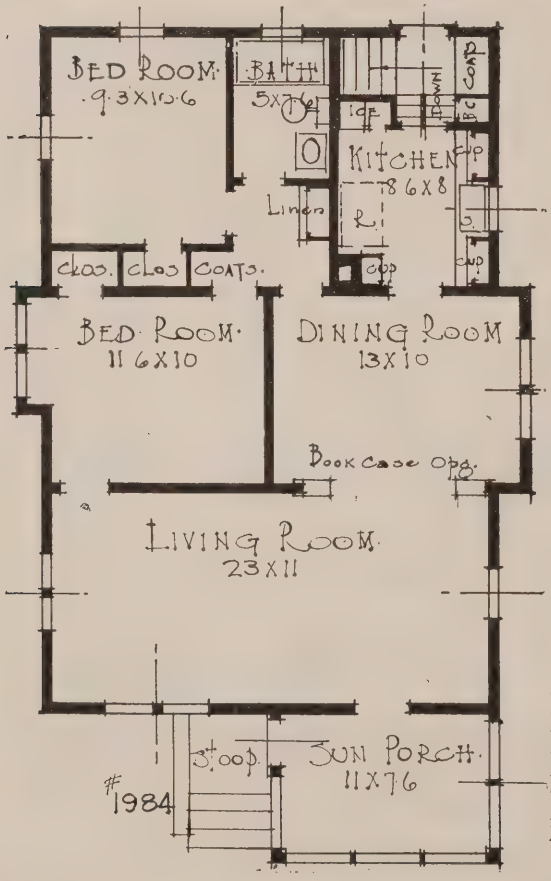
For anyone desiring a moderate priced home which has distinction, this is a good design. The rooms are larger and better in every way than in many homes being built at much greater expense.

DESIGN NO. 1322.

This suggestion shows a pleasing combination of shingles and stucco. The proposed floor plan has many attractive and interesting features. The living room is entered by ascending three steps from the entry. A large fireplace is directly opposite and a pair of glass doors open on to a screen enclosed veranda. The kitchen is provided with a large closet and dresser. Two bedrooms and bath open off a little hall. Each bedroom is provided with a large closet. A sleeping porch adjoins the front bedroom.







DESIGN NO. 1984

This is a home which will appeal to those who desire a good looking home, but one which has a simple exterior, in order that costs may be kept within certain limits. This design is truly an economical one as the outline is rectangular with hardly any breaks and even the two projections could be omitted.

Wall are frame with 6" siding. Stucco could be used as well and would give an equally good effect. The roof shingles can be of asphalt or wood. While rock face cement blocks are shown above grade, we would much prefer to see plain blocks used and a coat of stucco applied over the exposed foundation.

The plan is of the conventional type and experience has shown that this arrangement is best for low cost houses. The living room extends across the front which means it will be light even on cloudy days. A wide opening with book cases or china closets at the sides connects with the dining room. The kitchen is small, but so well arranged that there is more working space than in many larger rooms. The cupboards are placed each side of the sink which is under a window. The range is opposite and the ice box sets in a recess at the rear. There is a recess off the grade landing which is a fine place to hang coats, etc., also a broom closet.

The chambers and bath are well grouped and there is good closet space. The working drawings show the tub placed along the left wall of bath instead of as shown here. This was done so as to get better head room for the basement stairs. A small ledge or seat is built over these stairs to increase the headroom. The positions of the toilet and lavatory are also reversed.

Size of the main portion is 24x36.

DESIGN NO. 1952.

This design is of the bungalow style, all living rooms laid out on the first floor. The exterior is a combination of cement stucco, and shingles.

The lot on which it is built is high and slopes gradually toward the street. The sidewalk is a series of wide steps instead of the usual kind. The entrance is at the side of the porch and is very attractive.

The front porch is designed to be screened but could be glazed as a sun porch if desired.

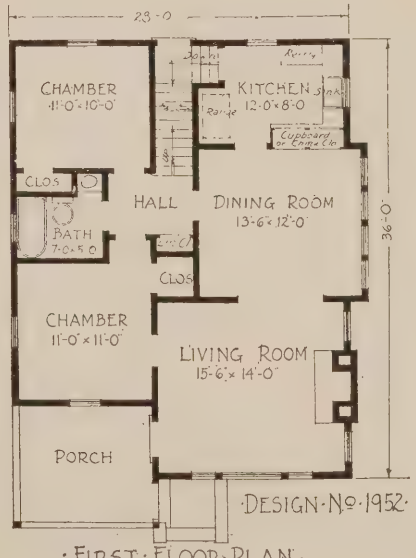
The living room, dining room and kitchen are on the right side with two chambers with bath between on the left, a very good arrangement.

The hall gives access to attic in addition to bath and bed rooms and there is a linen closet built in opposite the stairway door. Such a closet is a fine place to keep towels and bed linen. The working plans do not place the bath room lavatory in the recess as indicated here, but show it set out from the wall. The chambers have good closet space also cross ventilation.

The attic is of good size for a bungalow and rooms can be finished there if needed.

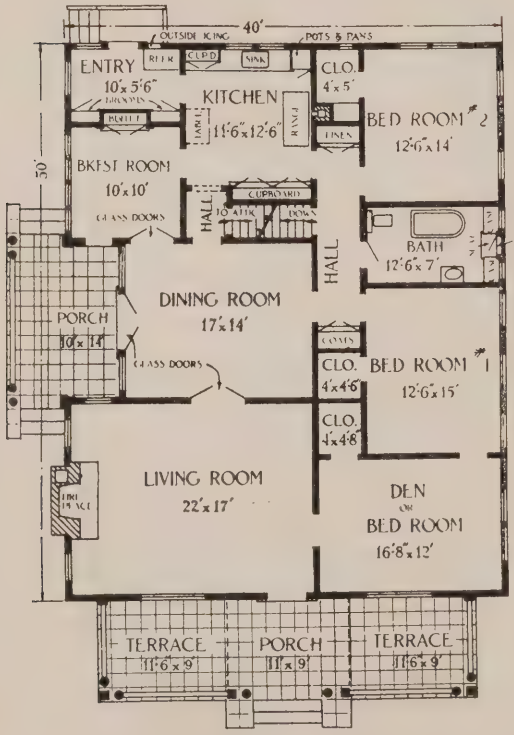
A grade entrance is located under the attic stairway. This is helpful when carrying ashes or other refuse from the basement. The ice box is located at the rear of kitchen and is iced from the outside, at a point near the grade door.

A house such as this should be moderately cheap to construct for the roof is a straight gable one. The plan has few jogs and the dining room bay projects above the foundation only. As the width is 28 feet it will go nicely on the 40-foot city lots which are all too common in our centers of population.



DESIGN NO. 1008

The colonial in any form seems to look best in light colors. Here we have a low wide-spreading bungalow with walls of white stucco and trim also white. The dark green roof and green foliage are depended upon to furnish sufficient contrast.



The house is of generous size and the rooms are accordingly of large dimensions. The entrance is into the living room, opening into which are den and dining room. The bedrooms and bath are on the right and the hall connects these rooms with kitchen, dining room, and stairway. This stairway could be reversed if desired; that is the attic stairs could go up from the large hall and the basemen stairs from the small hall between dining room and kitchen.

The kitchen should please the most discriminating housewife, as cupboard space is plentiful and there are two broom cupboards in the rear entry, also space for refrigerator. The breakfast room opens on the side porch and a pleasant morning repast in such a place should have much to do with starting the day right.

The front is balanced through the use of a pergola either side of the entrance which is detailed after the classic style while the rest of the design is more informal. The latticed gable of this entrance is simple yet very effective, catching the eye at once. Rails and balusters are used between columns to mark the edge of the terraces.

The roof structure is rather elaborate consisting of gables running into a hip roof. On the left between these gables is a porch with pergola similar to those in front. This is a fine feature in connection with a garden.

DESIGN NO. 1380.

Taken altogether this little bungalow with its cozy porch nestling under the low spreading roof makes a home of unequalled beauty and comfort. In size it is 29 feet 6 inches wide, and 32 feet 6 inches in depth, exclusive of porch and front projection.

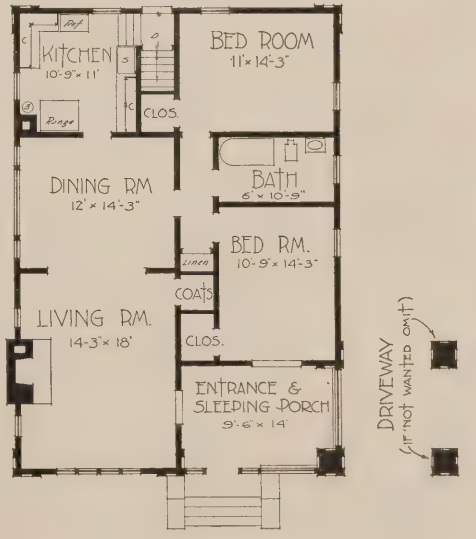
This cement bungalow with its almost flat composition roof is also very attractive in appearance and very conveniently planned. The piers of the porch and of the porte cochere are paneled as are those on the corners of the house. The wide projections of the eaves are carried on timber work which is continued in a pergola effect over the driveway.

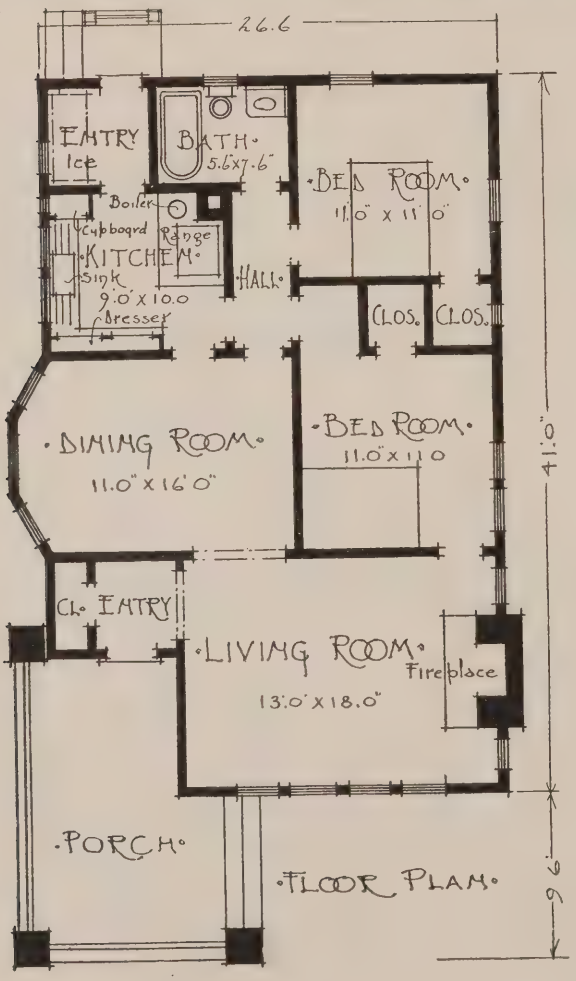
The plan gives five good rooms, the living and dining rooms and the kitchen on one side of the center partition, and the sleeping rooms on the other side of the house. The living room and dining room open together with a wide cased opening. The windows are well grouped and the fireplace is centered between windows.

Each bedroom has a good closet with a closet which may be used for coats, opening from the living room. The linen closet opens from the bedroom hall, which connects the sleeping room and the bath.

The entrance porch could be used as a sleeping porch by providing screens and curtains. A very serviceable bed for such an arrangement can be secured by suspending a bed spring from the ceiling by chains. By using a heavy cover on this bed in the day time it makes a very nice addition to the porch equipment.

The kitchen is well supplied with cupboards. The sink is well lighted and the refrigerator is on an outside wall. Four steps down from the kitchen is the grade entrance and the stairs continue to the basement.





DESIGN NO. 1356.

When it comes to building a low roofed bungalow, the problem of the roofing material is easily solved nowadays by the use of one of the many makes of admirable patent roofing now on the market, and they are exceedingly economical, too. The flat roof, of course, makes the use of the wooden shingle impossible, as the dampness gathering under same on such a flat roof would quickly cause them to rot.

In this design we have a most excellent type of simplicity of roofing and porch treatment, the brick piers being a very slight additional expense, and lending much to the air of substantiality of the design.

It will be noted that the shingles on the outer wall are laid first in a very wide course, and then in a very narrow one, giving a very marked effect.

If basement with heating apparatus for this design is desired, it can be readily secured by pushing kitchen back three feet, to give space for a cellar stair, and this enlarging, as it changes the house in depth, would increase each of the bedrooms in size about a foot and a half, which would make them very desirable indeed.

We suggest Southern pine floors and inside trim. The floors could be stained dark and either waxed or varnished. The trim in the living and dining rooms could be stained so as to bring out the nice grain effects obtainable with this material. The other trim should be enameled. The porch floor should be painted with porch floor paint.

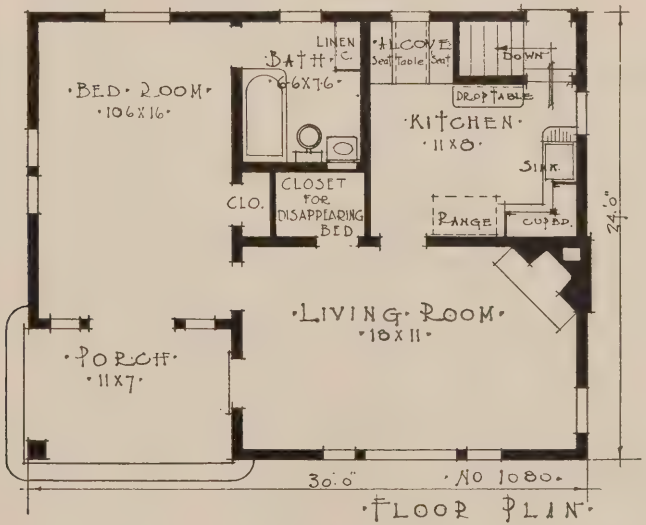
A forty foot lot is sufficient for this little home.

DESIGN NO. 1080.

This attractive little bungalow home most certainly expresses refinement and good taste. There are certain little touches such as the long triple window, with its diamond side lights and flower box, in the living room, the irregularly laid brick in the chimney and porch column and the unbroken slope of the roof that give it an attractive individuality. As a whole it has, with its wide undressed siding stained a rich brown and cream painted trimming, a dignified and simple homelike appearance that is charming.

While only consisting of three rooms and bath, it has all the really necessary requirements of a small family, and if at any time more room should be required, it would be an easy matter to build on a room or two at the rear. The large size of the front room permits its use as both living room and dining room.

This large closet in this room is so designed that a concealed bed can easily be installed. This will provide another bedroom and yet give clear floor space in the daytime.

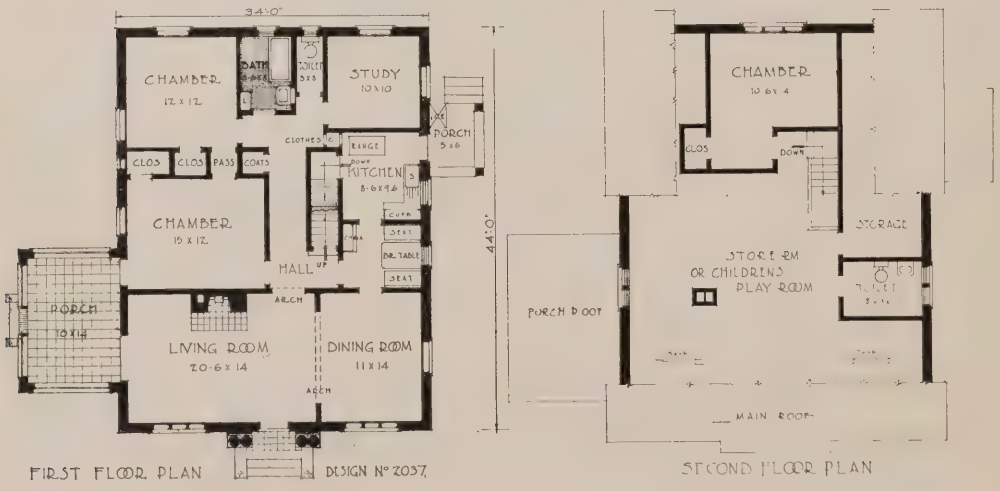


DESIGN NO. 2037

Here is the modern colonial bungalow at its best. This captivating home was designed for a Missouri client and the picture shows how well the plans worked out. The walls are of hollow tile stuccoed outside. The roof is of heavy green asbestos shingles. Base and steps are of face brick, also window sills.

The plan takes care of every demand of the present day and should appeal to a great majority of home seekers. Not all of the second floor space was used and some might desire another bed room there.

The lot should be 60 feet wide to avoid crowding.

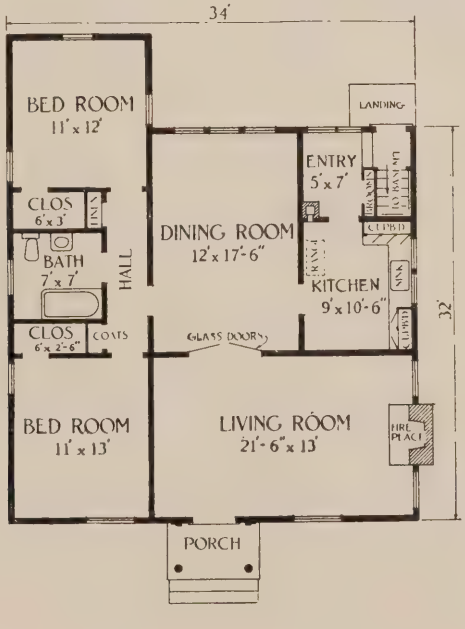


DESIGN NO. 1021

Another popular type of the five-room bungalow with colonial entrance. With the exception of a slight projection of the rear bedroom the plan is practically square. This cottage is built close to the ground and has little exposed foundation wall. There is a basement reached from rear entry at two steps up from grade level.

Wide siding painted white, covers the walls and stained cedar shingles are used on the roof. Brick fireplace and dark red brick for exposed chimney. A trellis at each end with creeping vines gives a very pleasing ornamental effect. Shutters at the front windows add the right touch in completing the picture.

Five nice rooms are provided.

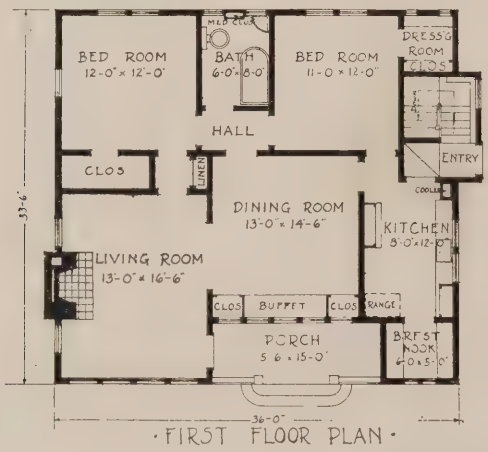


DESIGN NO. 1907

The plan of this attractive little house is quite unusual, but none the less pleasing, in that it shows a rather narrow, recessed porch and the dining room is centered in the middle of the house. This dining room is of very good size and if desired, could be cut down a couple of feet to give added depth to the porch, with very good results.

Comfort has been carefully considered in drawing up this plan as will be evidenced by the generous proportions of the rooms, provision of breakfast nook, dressing room, built-in cooler in kitchen and many other details which make for a complete, up-to-date home.

The exterior finish is of siding with shingled roof. Interior finish of fir or pine with hardwood floors in living, dining room and hallway. Full basement.



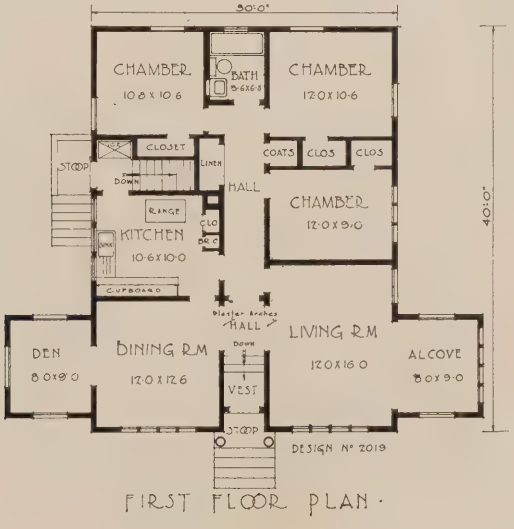
FIRST FLOOR PLAN

DESIGN NO. 2019

Build this home and your money will be well invested. The house has pleasing lines, but the design is of a substantial type always in demand.

The construction is frame, with stucco exterior which is very enduring. The roof is covered with asphalt shingles. All rooms are on one floor with stairs to basement and scuttle only to attic. The bungalow is not very large although the projecting wings for den and alcove give it quite a breadth.

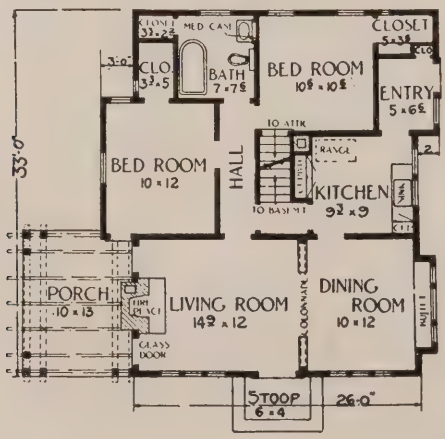
Total frontage is 47 feet.



DESIGN NO. 1022

Here is a home, distinctively attractive with its charming colonial detail—a perfect little dream house. It is a small frame cottage of modest proportions containing five rooms and bath. The porch is an open affair with a suggestion of pergola effect in roof, supporting beams.

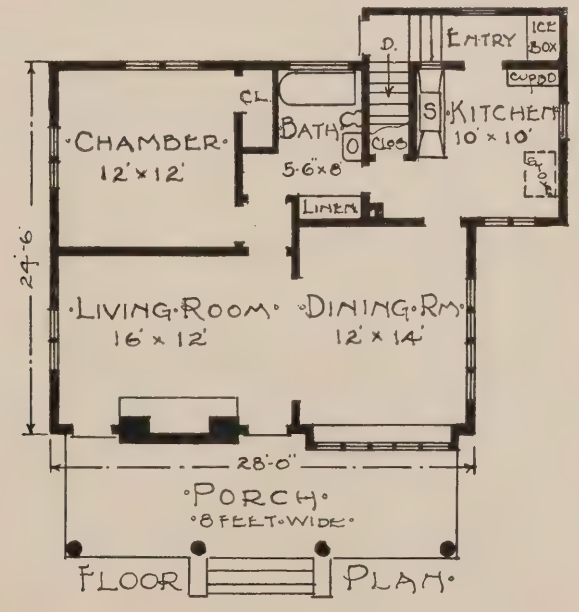
Can you picture anything prettier than this well-kept house with its pure white stained shingle walls, dark red brick chimney and weathered stained shingle roof; the front stoop with low broad steps trimmed with brick and the inviting cement walk and flowering plants beneath the triple casement windows?



DESIGN NO. K-1423.

This is a very small, but at the same time very artistic and picturesque bungalow. There is a wide porch across the whole front with pergola effect and the walls are sided. The brick chimney is an interesting feature accommodating the brick mantel in the living room. The dining room is in connection through a wide cased opening and communicates with the kitchen direct. In the entry is the ice box, and the stair leads down to the basement, which occupies only a small portion of the ground area. A small furnace might be installed, if desired. There is a good chamber, a bathroom and linen closet. The finish and floors are of Georgia pine throughout. Just for two this would be a very charming home.

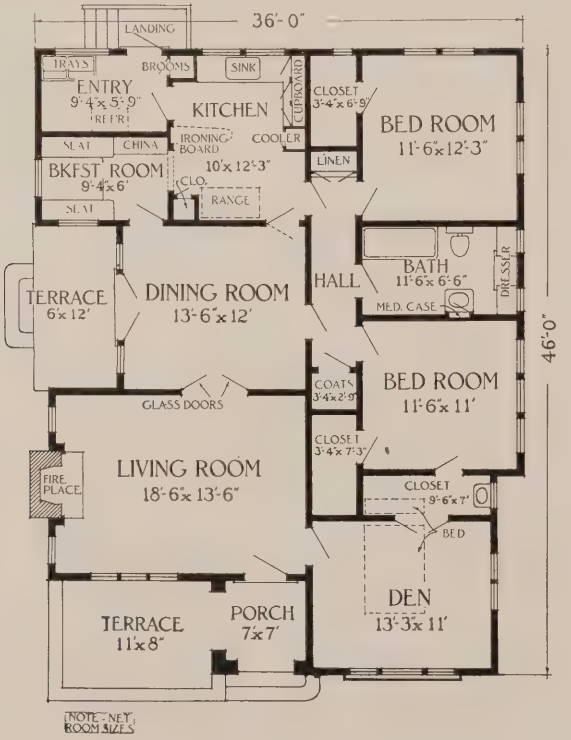
The size is 28 feet wide and 24 feet 6 inches deep, exclusive of the projection of the kitchen. Height of story, 9 feet; a scuttle leads to the attic space.



DESIGN NO. 1046

The photo picture of this Spanish design is a little misleading in appearance as to size for it is really an eight room bungalow. There are two terraces, one in front and one at side as an auto drive entrance.

The exterior wall is rough coat cement over metal lath. Interior woodwork is California redwood. Casement windows are provided in both living room and den. Laundry trays are located in entry, there being no basement. This is a simple design, but very attractive in the finished plan.

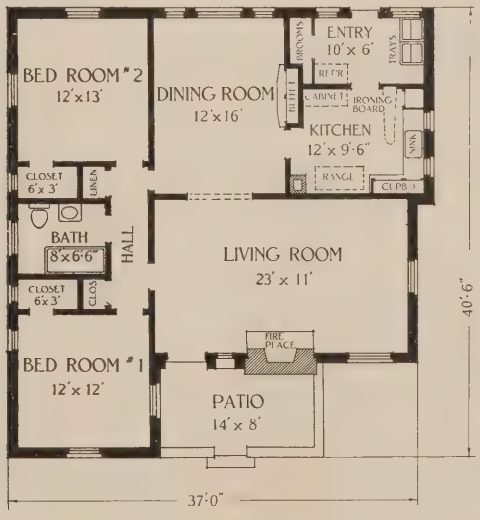


DESIGN NO. 1040

This is a wonderfully home-like, cozy stucco bungalow with an air of the Spanish. The broad front chimney squarely in front is the most noticeable feature and the heavy tile roof is strictly in keeping with this type of residence. It is a five-room bungalow of modest proportions and charming design. Casement windows are used in living room and front chamber. Steps and floor of patio are cement.

The plan provides many efficiency features such as built-in cabinets, ironing board, broom closet, laundry in entry, etc.

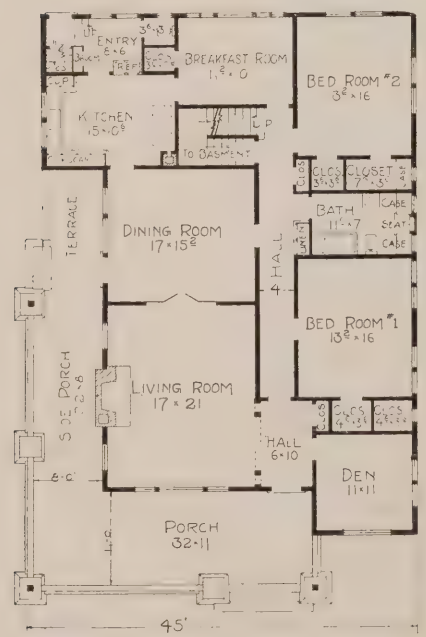
Exterior walls are of hollow tile.

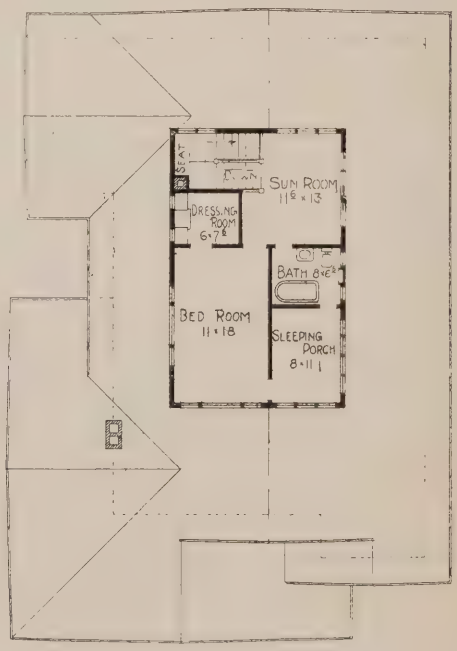


DESIGN NO. 1028

The airplane bungalow is individual to California and Southern sections. This style permits of an unusual amount of air and light to the second floor chambers, a most desirable feature for a residence in warm climates.

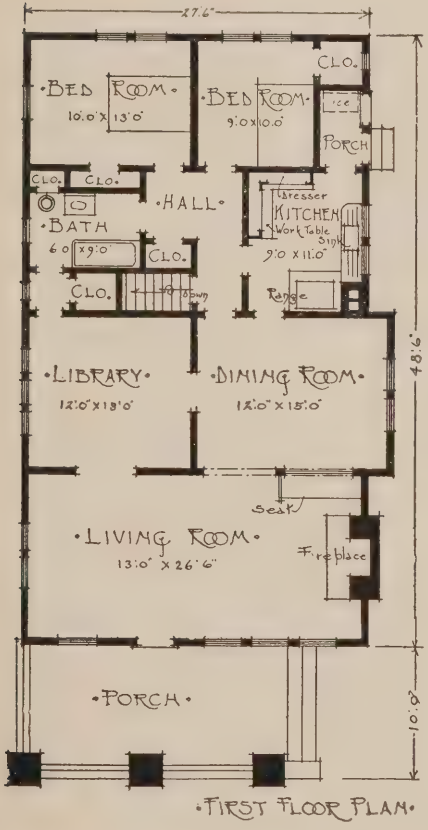
It will be observed that the design has a large area of porch and well covered heavy timber girders support the broad spans which give an airy, inviting atmosphere to the home. Shakes or over sized shingles, stained, cover the walls, and asphalt roofing the low pitched roofs. Steps, porch rail and floor are cement with face brick piers. Construction is suitable for Northern States also.





DESIGN NO. 1350.

This bungalow offers a very attractive approach. Its width would allow it to be readily built on a fifty lot, and still leave sufficient garden space on either side.



The roof, in keeping with this type of house, is of slight pitch and is covered with a composition roofing. Shingles are used for the side walls, and the porch posts are built up, and cemented on metal lath.

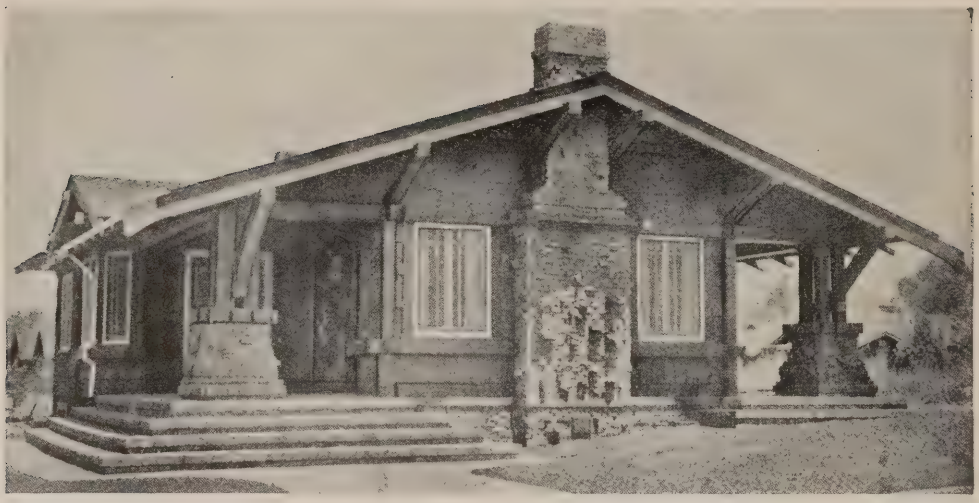
The floor plan, suggested for this bungalow home, shows a desirable and convenient layout of rooms with every modern convenience. Extending across the front is a generous living room, thirteen feet wide and twenty-six feet long. A great open fireplace is built in at the end and a wide seat is arranged against the post and panel screen, partly screening the dining room. A pair of glass doors open to the adjoining library. Ample wall space is provided and a passage, on which opens a large closet, leads to the bath, which would permit this room to be used for a bedroom, if necessary.

A good sized dinner party could be accommodated in the dining room which connects directly with the pantry kitchen. This is equipped with ample shelf room, work table and the other usual conveniences, and opens out on to a recessed porch which can be readily screened or glassed in. In addition to the customary outside hatchway an inside stairway descends to the basement from the hall.

The bedrooms are of a good size and have each a roomy closet; there is also a large closet in the hall for linen. The corner bedroom is exceptionally desirable as it has cross ventilation.

We suggest edge grain Southern pine for floors and trim. Floor of bath should be of tile with tile base and wainscoting. Linoleum would be fine in the kitchen as it has a great deal of resiliency.

While the floor of the porch is planned with cement floor a very nice effect can be obtained by the use of large red tiles laid with joints of black mortar.



DESIGN NO. 1372.

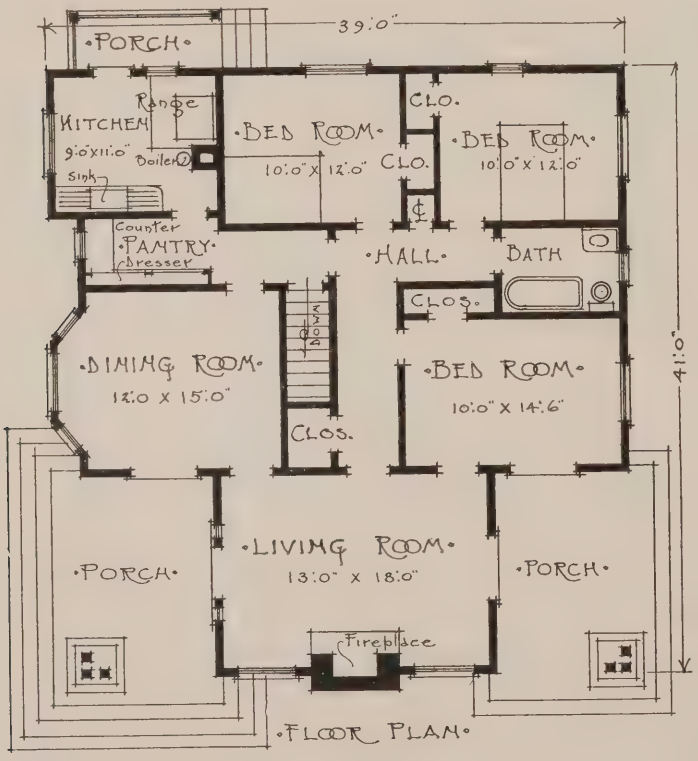
The attractive feature of this design is the quaint and beautiful outside chimney in exactly the center of the front gable, flanked by two well proportioned casement sash and a porch on either side with broad entrance steps of unusually easy rise and width of tread.

The construction is of frame with wide shingles on the walls which have been creosote stained. Tapestry brick is used for fireplace, porch piers, and steps. Roof is of asbestos shingles.

We suggest dark brown walls, ivory trim and dark red roof. Sash could match trim or be green.

The central hall is a very convenient feature of this arrangement, connecting as it does the chambers and kitchen with the bath room. An abundance of closet space, the joy of the housewife, is provided.

The additional advantage of a third bedroom is provided for in this design, making it available for a very good sized family, and full privacy is secured by means of a bed chamber hallway connecting these rooms with bath, etc.



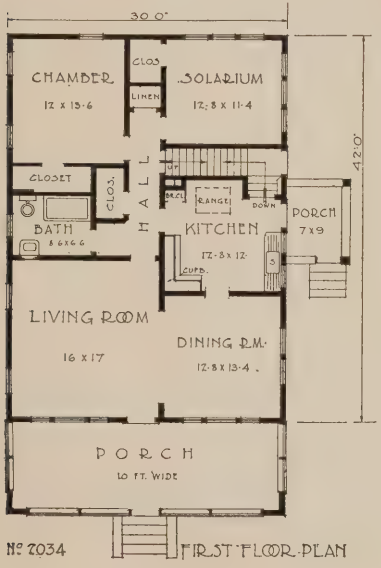
DESIGN NO. 2034

This is a practical little home and one which presents a nice appearance but is not expensively elaborate. It has very pleasing roof lines and appears quite low despite the fact that there is a second floor.

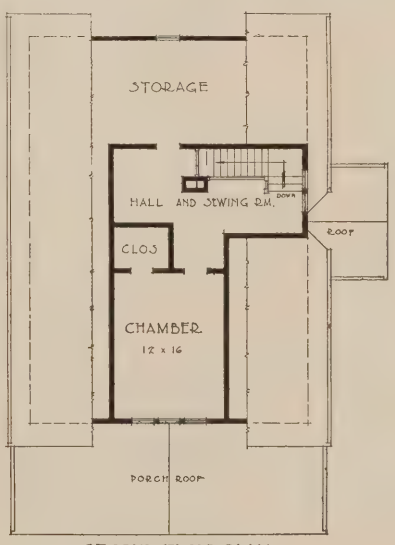
The walls are frame and covered with 4 in. lap siding. The roof is of stained shingles. We suggest cream walls and trim with a green roof.

The plan provides a very large living room which is nearly square instead of the customary oblong shape. The kitchen is provided with two outside entrances, one being onto a small side porch, the other by the way of a very desirable grade door. The hall is arranged to connect all rooms except the dining room. A very large coat closet opens onto this hall and at the end is a linen closet. The stairway to second floor ascends over the basement stairs.

The sun room at the rear is a nice feature and can be used for a sleeping porch. A concealed bed could be installed here to advantage.



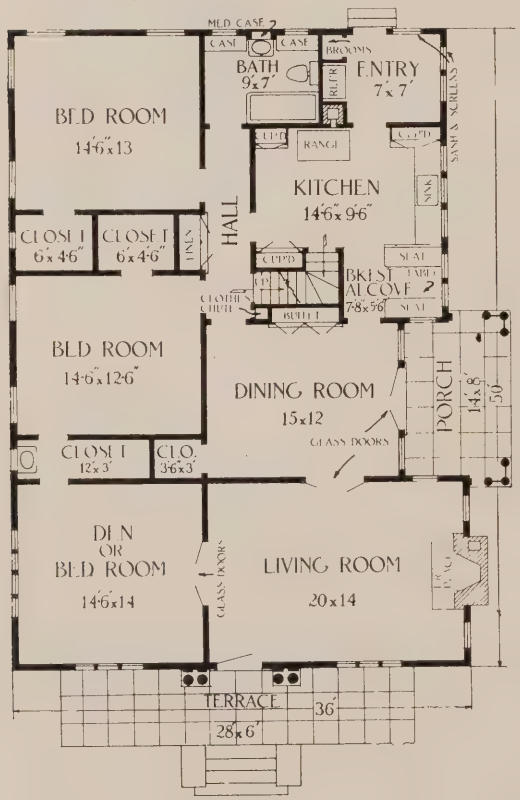
No 2034 FIRST FLOOR PLAN



SECOND FLOOR PLAN

DESIGN NO. 1013.

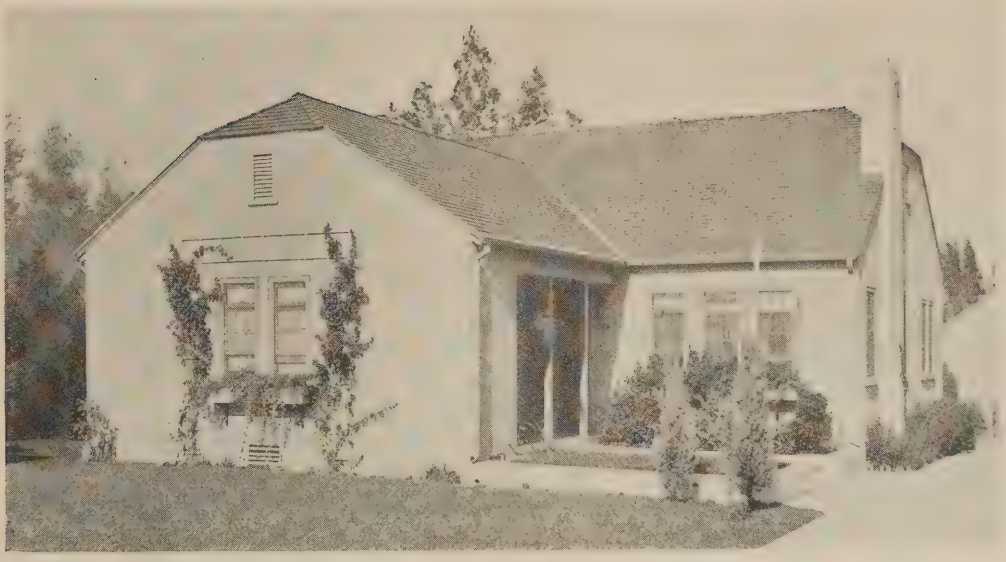
The beauty of this colonial bungalow lies in its perfect symmetry. The entrance is flanked on either side by a group of 3 delightful French windows with many small panes of glass. In the roof above these windows are little louvred openings which emphasize this balance of design. The lattice work adds a decorative touch and is useful besides as one can see how the vines are starting up the two on the right side. The terrace extends almost across the front and would be nice if tiled. Brick is used for steps.



The main walls are frame, cement stucco is used on expanded metal lath. The roof can be of wood, asphalt or asbestos shingles. The latter are very desirable though of course they are a little more expensive. The chimney is of common brick, stucco covered, with a little face brick for trim.

The interior is commodious and well arranged. One enters directly into the living room from the terrace. French doors separate this from the dining room which opens onto a fine semi-recessed side porch. Between the dining room and kitchen is a breakfast alcove. The kitchen has a sink with long drainboards under the windows. There are three cupboards and a broom closet in entry. The basement is reached from the kitchen.

The hall connects kitchen, bath, and bedrooms. The attic can also be reached from the hall. The bath has 2 cases for towels and medicines and a built-in tub. The rear bedroom has four windows and cross ventilation. There are large closets between the two chambers and a linen cabinet. The den can be reached either from living room through French doors or through a closet adjoining middle bedroom. This is a convenient arrangement in case of sickness. This den could be equipped with a disappearing bed and thus be used as a guest room.



DESIGN NO. 1001

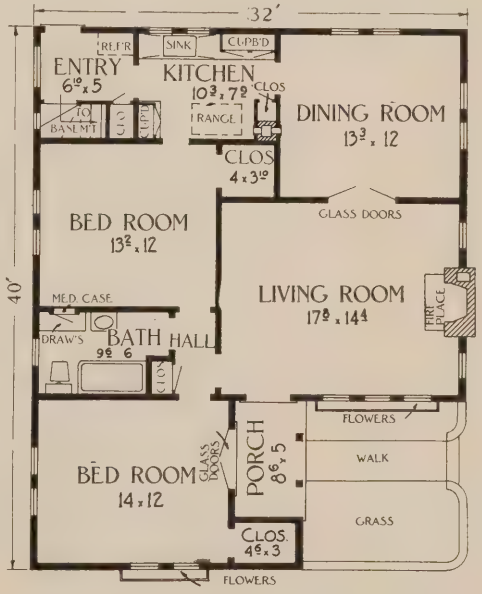
A home with simple lines yet unusual and interesting. The roof is slightly hipped at the gables and there is no cornice projection except where the gutters are located and then it is very slight. Louvered openings serve to ventilate the gables as well as dress up the design. Trellis work embellishes the front windows. The recessed porch provides a sheltered entrance and is quite out of the ordinary.

The walls are frame with special stucco on stucco base. A sanded finish is used. The roof would be in keeping with the design if covered with broken edge asbestos shingles in soft variegated shades. The fireplace is stuccoed on the outside.

Back of the living room is the dining room with windows on two sides. Next is the complete little kitchen and adjoining entry. A stairway placed here descends to basement where a hot air heating plant is used. A short hall opening onto living room connects with both chambers and bath room. There are two cabinets for linen, one in bath with drawers; the other in hall. Each bedroom has a large closet.

The raised grass terrace in front is quite a novel idea and breaks the step from inside the house to the outside level, bringing house and garden closer together.

In designing modern houses such as this often the problem of garbage disposal arises and a very satisfactory solution is found by the installation of an incinerator in the basement. It is really the most sanitary means of disposing of such matter and should be considered before building, for the installation can be handled much better if planned in advance.



DESIGN NO. 1093.

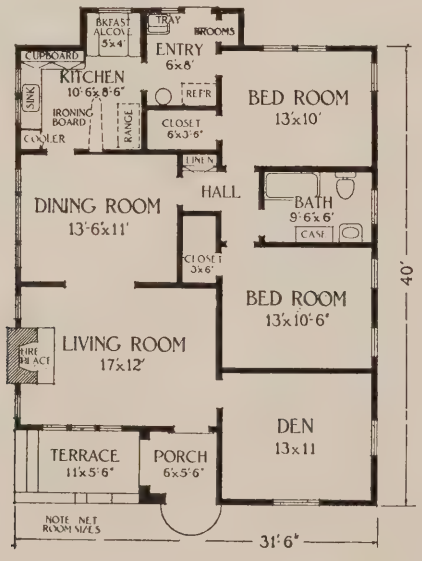
An alluring Spanish home enhanced by splendid landscaping is pictured here. The entrance with tile roof and arched opening furnishes the most striking part of the design. The casement windows too, are very attractive.

One may enter either from the front or at the side by way of the terrace. Six splendid rooms are arranged and in addition there are a large entry—which also serves as a laundry, and a breakfast alcove. The bed rooms are provided with extra large closets and a linen closet is placed in the hall. The kitchen has all things necessary to make a complete home.

If a basement is required the stairway can be placed in the rear entry and the laundry placed below.

Construction is frame, walls are stuccoed and main roof is built up as on store buildings.

Size 31-6×40-0.



DESIGN NO. 1094.

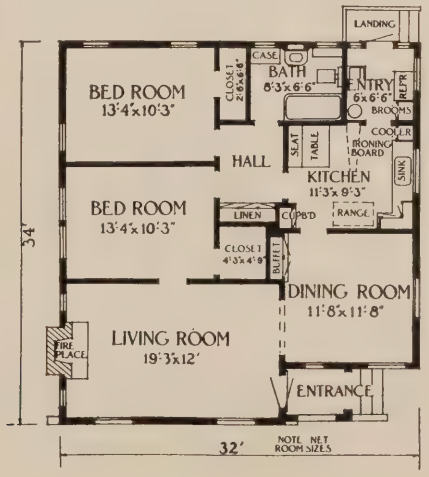
This home is similar to the opposite one in many respects, but is a trifle more elaborate. The pairs of French windows with balcony effect are truly of Spanish inspiration. The arched openings are in keeping with this feeling as are the plaster ornaments and the irregular edges of the walls.

The walls are frame and covered with stucco, this could be left rough troweled with good effect. The roof except over the entrance is flat and built up of asphalt and gravel.

The plan provides for five rooms and plenty of closet space. A buffet is built in in the dining room and there is good cupboard space in the kitchen, also a breakfast alcove. There is a wide linen cabinet in the hall.

The rear entry is also used as a laundry. If a basement is required a slight modification of this entry will provide space for a stairway.

This house is very compact, being nearly square on the ground. It will go on almost any city lot.

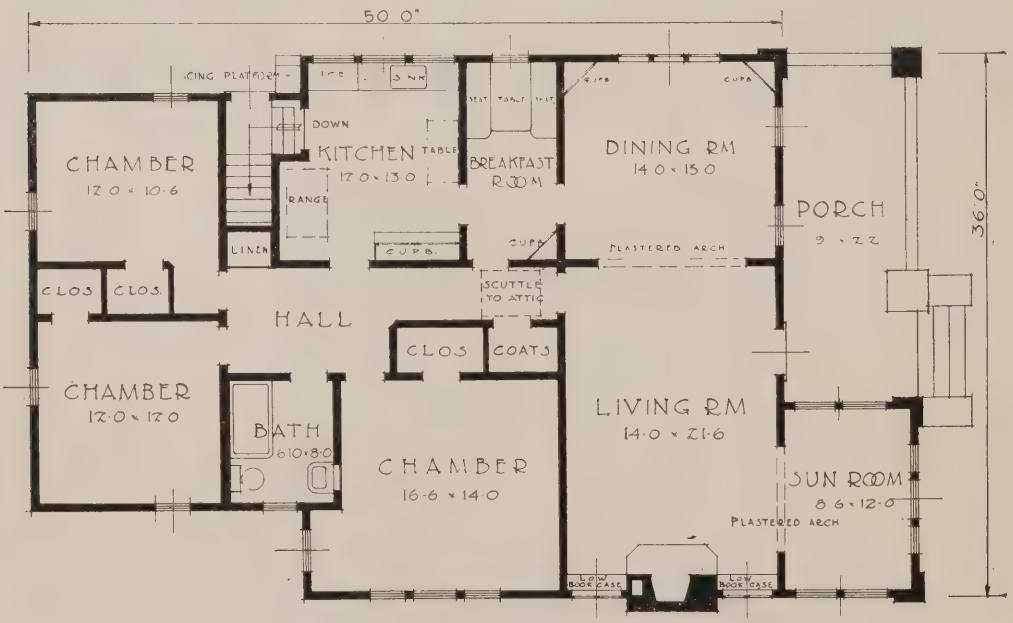


DESIGN NO. 1994

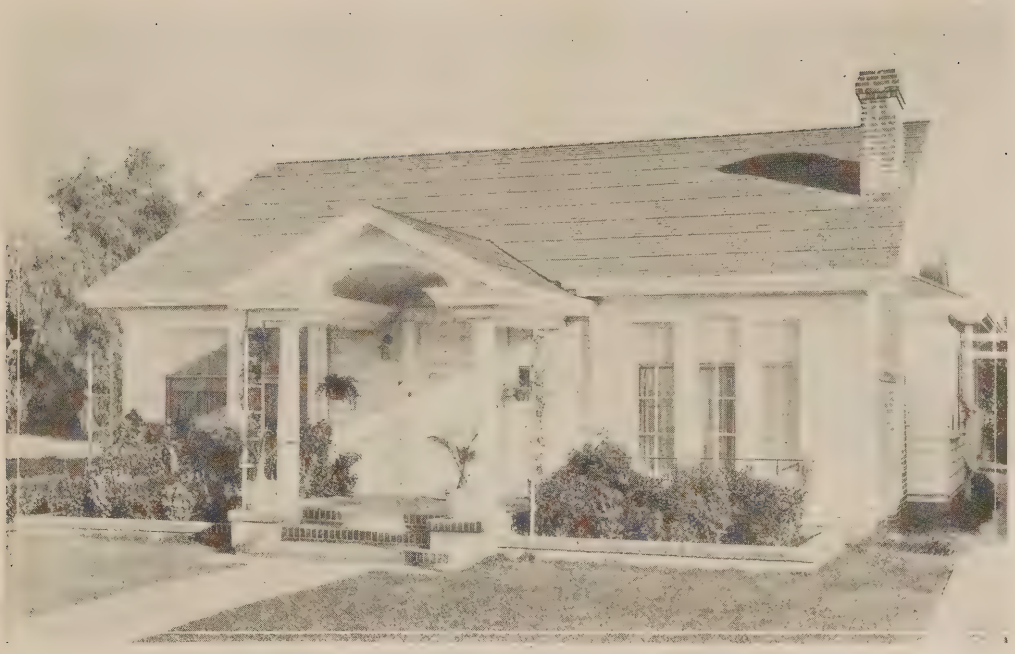
A most delightful "homey" atmosphere surrounds this design built after revised plans of Number 1379. Two principal changes were made in the exterior, one being a different treatment in the detail, and the other a considerable elevation in roof pitch.

The interior plan has the added advantage of a breakfast room. The bath is located at the side instead of at the rear, otherwise this plan retains the main features which have so popularized this scheme of rooms.

Full basement, hot water heat.



FIRST FLOOR PLAN DESIGN Nº 1994

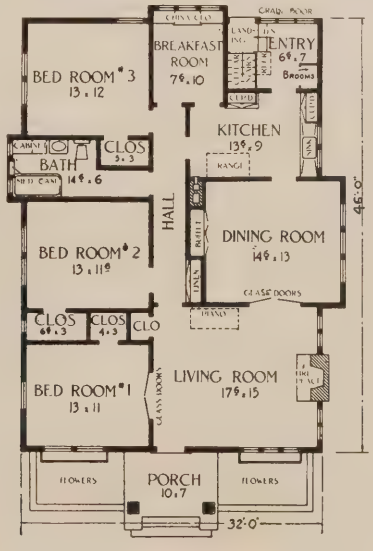


DESIGN NO. 1004.

The entrance porch is the inviting feature of this artistically designed colonial home planned with three bedrooms, large dining room, and generous sized living room.

There is practically no exposed foundation, the siding coming down to a single brick course above grade level. Brick has been used as flooring material for porch and most effectively as a trim. The treatment of the front of house with the large flower terraces flanking the entrance is unusual and interesting.

Wide siding is used, painted colonial white, with white trim and brown stained shingles. The interior finish is pine enameled and floors are oak in living and dining rooms with maple in balance of house. Basement is provided with hot water heating plant, laundry, fruit and vegetable room, and coal bins.



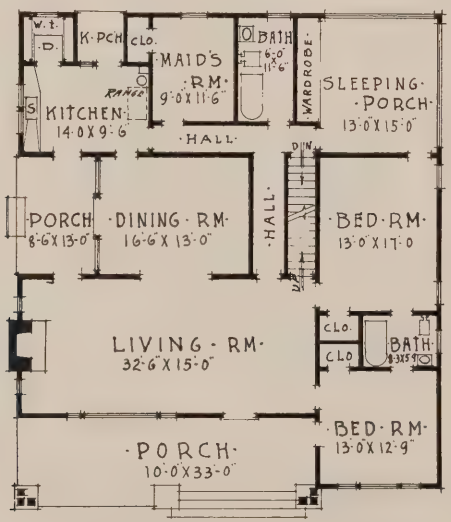
DESIGN NO. 1416

One of the new types of a two story residence is called the airplane bungalow on account of its appearance because the center part of the ohuse, is usually restricted to one or two rooms and is therefore elevated above the house proper in a noticeable manner. Homes so planned are being built in the South and in Southern California and offer special facilities for air and sunlight for these rooms. Such a style house spreads out, as several bedrooms are usually planned on the first floor, as in a semi-bungalow.

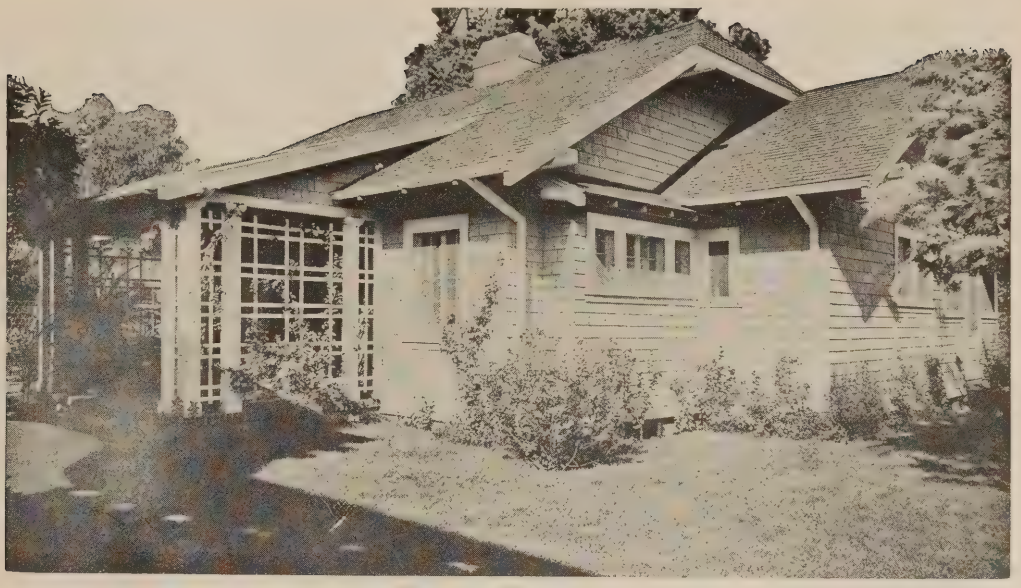
An interesting combination of shingled walls, composition roofing, white cement porch and chimney is carried out where the shingles are stained brown and the trim is white. The porch floor and steps are also of cement.

To those who seek lots of fresh air and sunshine, a house planned like this one will prove most interesting with its airy sleeping rooms; double bath and maid's room on first floor. There is a full basement.

Width 47 feet, depth 53 feet.



FIRST FLOOR PLAN.
SECOND FLOOR ONE LARGE OPEN AIR SLEEPING ROOM.

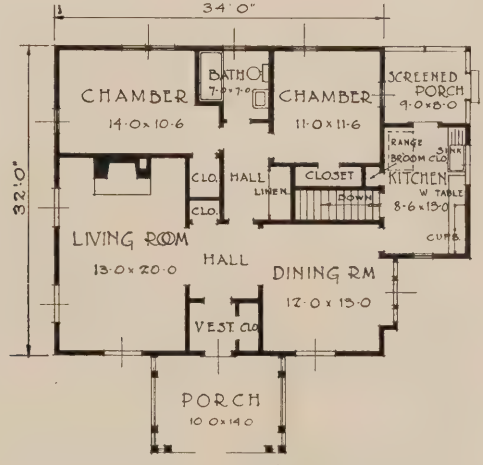


DESIGN NO. 2018

The latticed porch of this little bungalow gives it an air of hospitality. Shingled walls with their soft gray tones give a very informal tone to the whole. The gables are hipped and the cornice beams furnish a touch of ornament. A green roof would look well. The whole effect is that of low lines.

The plan is rather different from other bungalows, the central hall being seen much oftener in the large two story colonial houses. However, as shown here it makes an ideal arrangement. The rooms are well lighted and each has windows on two sides. Notice the closet space and the cupboard in kitchen. Everything is carefully planned to make housekeeping easy and pleasurable.

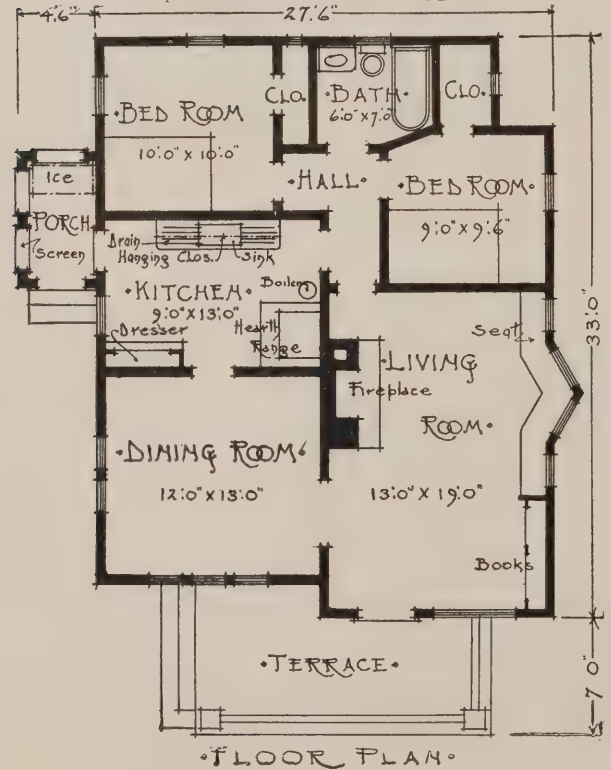
Through the use of a separate hall to the bath and bed rooms the sleeping portion is entirely shut off from the front. Mention is made of this fact because many people dislike bungalows on account of the lack of privacy afforded the sleeping rooms.



- FIRST FLOOR PLAN -

DESIGN NO. 134.

The above has been selected as a refreshing change from the usual. It is an interesting combination of the Swiss chalet and California bungalow. The dental effect on the verge boards and the sawed work in the porch rail and gables together with the rugged field stone of the porch and side walls suggest the chalet with its charming adaptability to mountainous and lakeside locations. Its bungalow air, however, gives it the advantage of being equally at home on a more level site.



FLOOR PLAN

The plan suggested for this elevation gives a practical and attractive layout of rooms. The living room opens directly from the front terrace which is partly protected by the overhanging roof.

The dining room, a delightful corner room connects directly through a double acting door with the kitchen, which is of good size and provided with a roomy dresser and a hanging closet over the sink. The screened porch supplies a good location for the refrigerator, and makes an attractive place for doing many of the little household duties. A door opens to the center hall giving convenient passage to the bath.

Two bedrooms are planned each with cross ventilation—although not shown here the bedroom at the right has a window in the rear wall in addition to the one shown. There is also a linen cabinet opening onto hall which does not show here. This cabinet takes a little of the closet space provided for the chamber on the left.

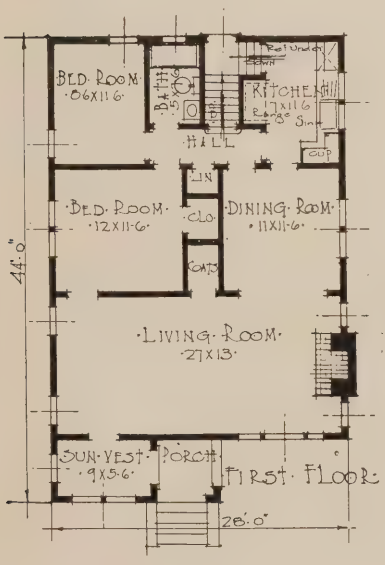
While no basement is indicated, it will be wanted in some instances. If desired, the side porch can be lengthened, the ice box moved elsewhere, and the stairs placed there. Such an arrangement will be very satisfactory. Working plans for this change will be furnished with the design upon request when blueprints are ordered.

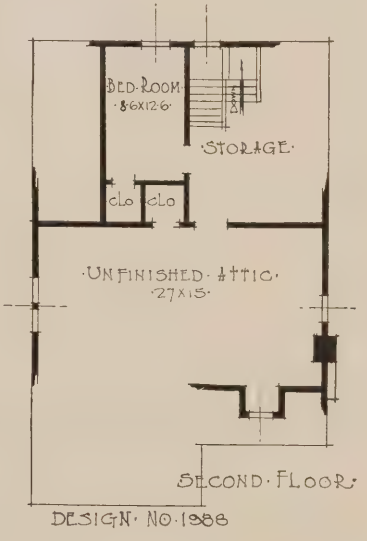
DESIGN NO. 1988.

There is a very warm feeling to this stucco cottage with its walls in the natural gray cement and a touch of red in the brick chimney. The delicate outline of the close-up shrubs against the bright walls and the bright awnings add to the attractiveness. A dark green trim and moss green stained roof would complete the picture.

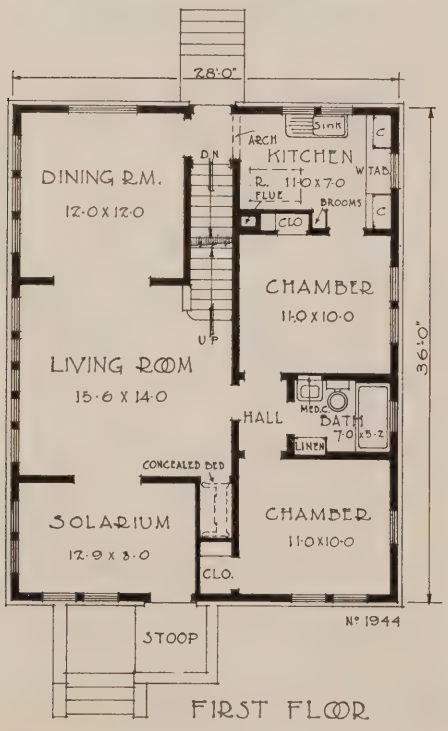
The interior plan is quite compact with its cozy little sun vestibule to shield the living room from wintry blasts when the front door is opened. There are two good bedrooms on first floor with space for two additional in attic; though one of these rooms would be more for emergency use.

Full basement reached from kitchen and also by grade entrance accommodates a hot air heating plant, the laundry and vegetable room.





DESIGN NO. 1944.



Rough cast stucco panels combine with a heavy wood cornice and brick foundation in a very pleasing fashion in this house. Altho on perfectly straight lines, it is decidedly out of the ordinary in appearance. The little open terrace at the front, with gay flowers along the ledge, and the well designed, hooded entrance, place it well within the line of artistic homes. The color note is amply supplied by the rich toned brick work of foundation.

We suggest dark red brick, cream or tan stucco and white trim, the roof could be either red or green, red if there is plenty of green foliage about and green if there are no trees.

The interior consists of six first story rooms. The living room is almost square and a closet opens onto this room which has been designed to hold a concealed bed. This bed can be rolled out and placed either in living, dining, or sun room. Thus an extra bedroom is available when guests arrive.

The bed rooms are each 11x10 and bath is placed between them. The latter contains the linen cabinet. At the rear are kitchen and dining room with rear entrance between.

The kitchen has good cupboard space and a broom closet. The sink is placed under the rear windows. The chimney is in the corner and serves a coal range if such is necessary.

The second floor is unfinished, but 3 bed rooms could be finished off there at a later date or one bedroom could be added at a time. If left as one room and finished a billiard room would be available.

This is a nice home for the city.

DESIGN NO. 1933.

A semi-bungalow in a shingle and stucco combination is pictured in this cozy little house. Five rooms and bath meet the requirements of a very great number of home builders, and where these are all on one floor, the housework may be done at a minimum of effort.

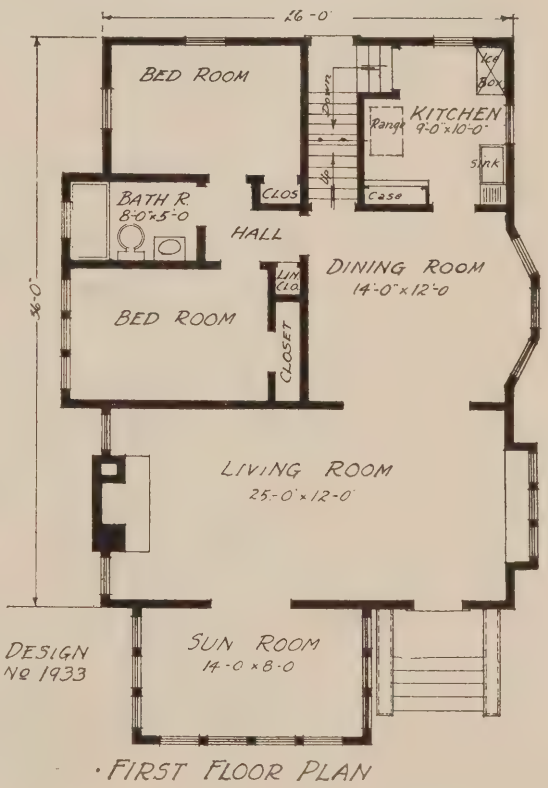
The little entrance portico, with its heavily timbered hood and well designed door in the Craftsman style, lends to the whole house an air of dignity and stability. A bay with wide shelf for ferns and flowers embellishes one end of the living room, while the other is taken up by the fireplace with small windows at either side, under which built-in bookcases could be placed to advantage.

The front chamber is 8-6x12-8 and the rear one is 8-6x12-2. A linen closet is provided off the hall in a convenient location. The attic is reached from the dining room.

Upstairs there is space for two rooms. At a height of 8 feet a full ceiling, 7 feet wide, will be obtained under the main roof. A dormer is placed on the right side which provides window space for one bed room, the other of course, would be in front. The stairway takes up the space in the rear. This attic if finished as one large room would be a fine place for children to play and could be used as a room for guests.

Construction is stucco over frame to window sills of first story and six inch lapsiding below. The roof over sun porch is of tin or composition roofing, the main roof is shingled.

It is a fine home for narrow lots.

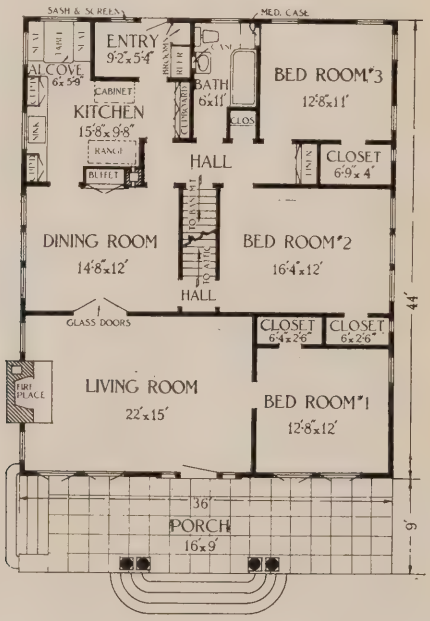


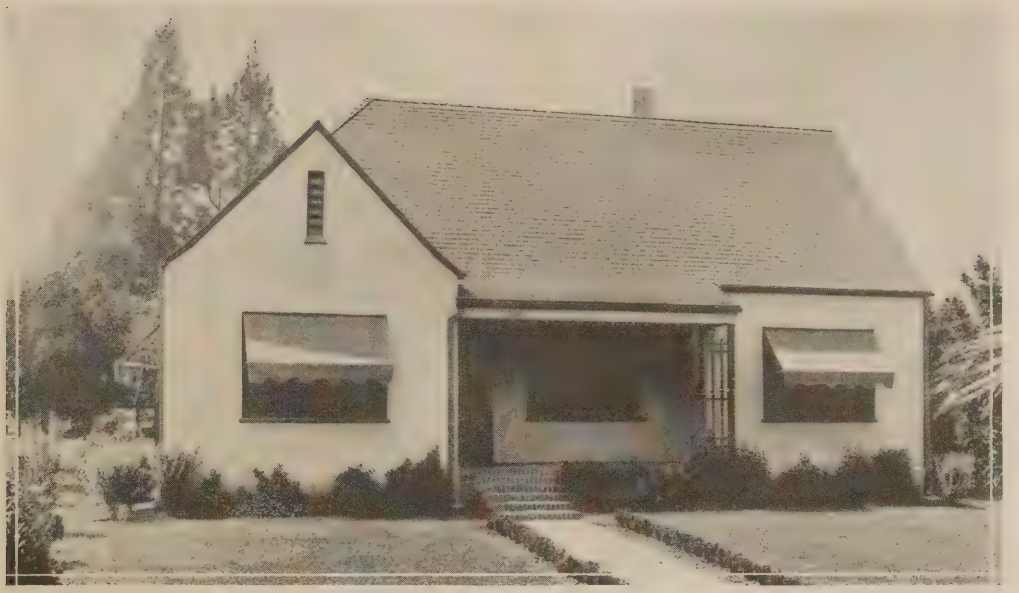
DESIGN NO. 1023.

The feature of this fascinating home is its curved entrance roof. The main cornice is also curved. This appearance is accomplished by the use of special wood shingles which come from the factory stained and bent.

The casement windows are very well shaped and the way they are divided gives them a formal tone. The side lights by the door are similar to the windows. The walls are of four inch siding painted.

Six rooms are planned, a breakfast alcove, bath, and entry in addition. Stairs are provided to both basement and attic. The terrace extending across the front is a nice feature.

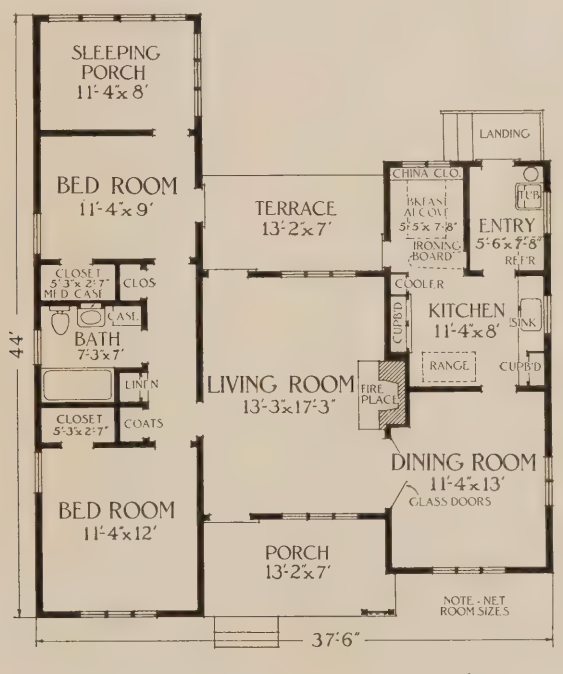




DESIGN NO. 1066.

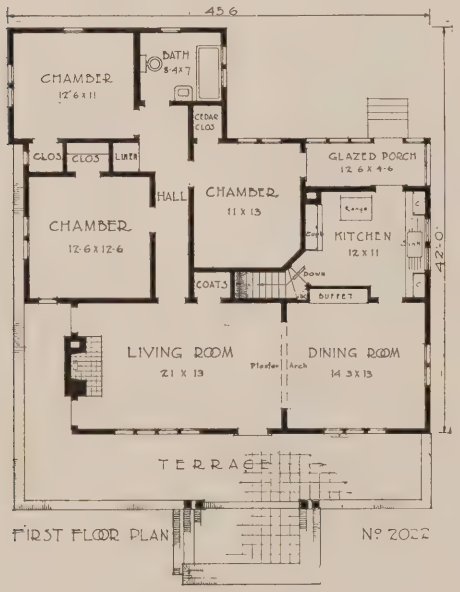
A pleasing home like design planned for a wide building site. The living room in the center is the focal point of this plan, the balance of the rooms being built around it. Every room has good window space and excellent ventilation. In summer the casements in both ends of living room thrown wide open make this room extremely pleasant and airy.

White cement stucco is used for exterior walls, and shingles stain dipped, for roof. No basement or exposed foundation. Interior finished in California pine.



DESIGN NO. 2022

This is a very unusual and charming shingled bungalow. The photograph we regret to say, does not show the front portion which is the feature of the whole design. The center part of the front terrace is covered by a gable roof supported by two columns at each side. There is a wide lower terrace from which steps lead to grade level on the left. This can be seen on the floor plan. The main terrace extends around on the left and a French door opens from the living room on either side of fireplace.



The walls are covered with brown stained shingles. Brick is used to face the foundation and for terrace walls. The terrace floor is of cement marked off in squares, large tiles would be even better. The trim has been stained brown, but an ivory painted trim would furnish a contrast and lighten up the house.

The floor plan is arranged to form six generous sized rooms. The living room being twenty-one by thirteen. As this room connects with the dining room by a large plaster arch, a very large clear space can be had for parties.

The kitchen is complete and opens onto a glazed porch. This porch also gives access to one bed room. The sink is placed between cupboards and under the windows. There is a flue for a coal range. A broom closet is placed at the head of the stairs.

The sleeping section is shut off from the front and the bath is at the rear. There is a good linen cabinet and plenty of closet space. Two bed rooms have cross ventilation and the other opens onto the little porch which is almost as good.

Taking all this into consideration this is a very desirable home.

DESIGN NO. 1983

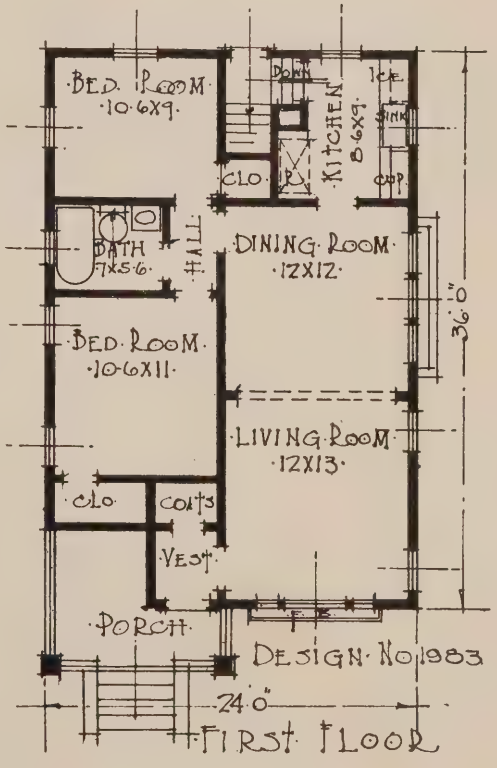
This little bungalow is an excellent example of a low cost home which is attractive, complete and uncrowded. The roof has simple lines and the plan is without jogs except where the porch projects. It is ideally suited to narrow lots, being only 24 feet wide. The construction is frame with stucco exterior and asphalt or wood shingles on the roof. A smooth cement base course is planned at the grade line.

One enters through a vestibule provided with coat closet. The living and dining rooms are practically one as the arch opening extends almost the entire width of these rooms. Such an arrangement is very good where entertaining is to be done. The dining room connects with hall and kitchen. The latter is well equipped with cupboards, built-in ice box, sink under the windows and recess for range. The main chimney flue is also in kitchen and thus a coal range can be used if necessary. The rear entrance is by way of a grade door, down four steps.

The bedrooms are placed on the left with bath between. The rear chamber has a closet with raised floor over the basement stairway. There is a linen cabinet in bath room which is not shown here. The front bedroom has a large closet. Each bed room has two windows, the rear one having cross ventilation.

The attic is not high enough for rooms but is a good place to store trunks and other articles. A scuttle in hall gives access to this space.

This plan has been very popular in all parts of the country and such a home will always be a good one to sell if the owner desires.



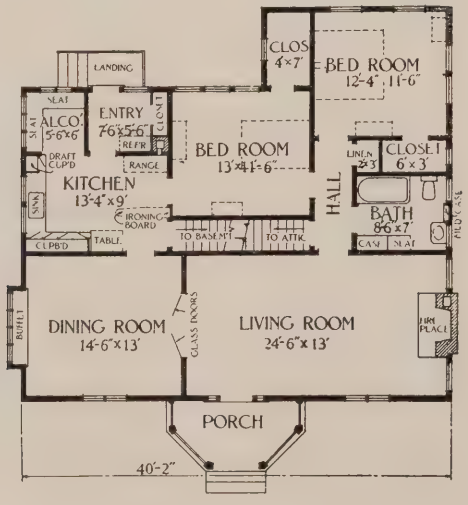
DESIGN NO. 1044.

It is not surprising that colonial detail is so popular when a touch of it here and there in a cottage design lends just the "tone" that is the making of the design. In this home the architectural lines are very simple and there is no unnecessary trim, yet how charming the whole effect, secured by the use of colonial detail.

French windows open upon a brick terrace. The easy rise of the brick steps and walk give an inviting approach.

This home is frame construction throughout with wide siding for exterior walls and stained shingled roof. The color scheme is white and green with green window shutters.

Southern pine interior finish including floors. There is a basement, also room in attic for storage.



DESIGN NO. 1909.

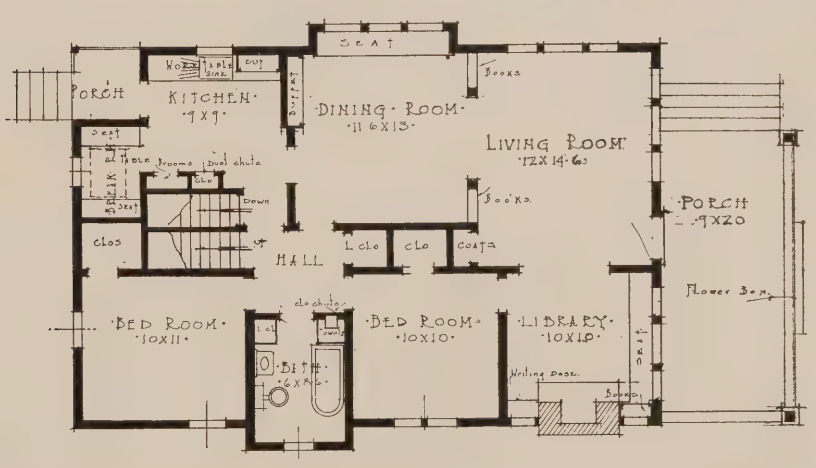
The brick work of the foundation has to be extended to give character and dignity to the porch of this complete little home and very effective it is. The trimmings of porch are cement and a special feature is the ledge for the accommodation of flower box.

A close inspection of the plan will show many conveniences not usually included in a house of this size: a built-in writing desk and seats at either side of library fireplace, a buffet in dining room, dust chute and broom closet in kitchen, linen and towel cases in bath room and a very complete breakfast alcove.

A stairway is provided to the attic space, the roof is rather low and this is only intended for storage purposes. If rooms are wanted here the pitch of roof must be increased.

Hardwood finish and floors are intended for library, living and dining rooms.

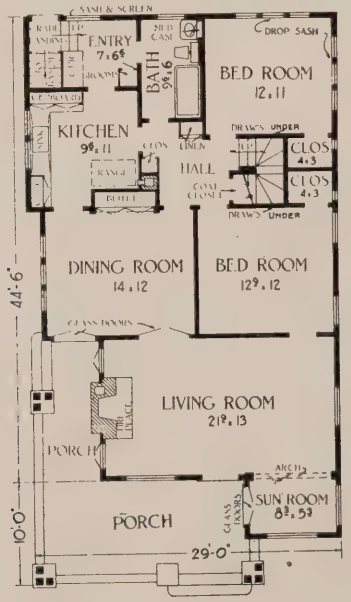
Main portion of house is 26x40.

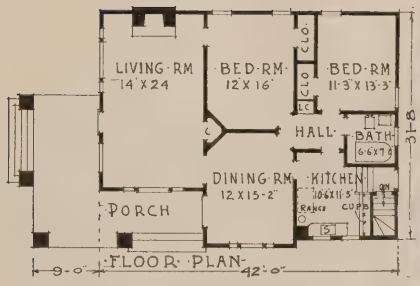


DESIGN NO. 1031

This type of home is often seen in the west and we have had many inquiries from other localities regarding it. Frame walls with a covering of gray shakes or large gray shingles together with a roof of red or green slate surfaced roofing and white trim would form a pleasing combination. The roofing is raised at the joints and presents a very fine appearance when thus treated.

The plan provides 5 rooms down and one large sleeping room above. The porch extending around on the left should be a cool place in hot weather. The basement is reached at the rear—the grade landing being three steps down from first floor. The completeness of the kitchen is worth mentioning, for there are two cupboards and a large broom closet in entry. Each bedroom has a good closet and there is a broom cupboard and linen cabinet in the hall.





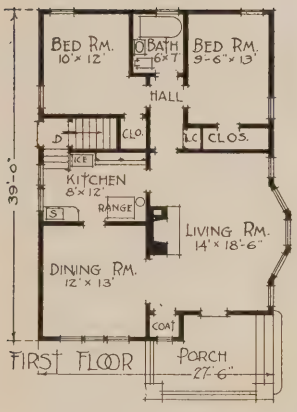
DESIGN NO. 1401.

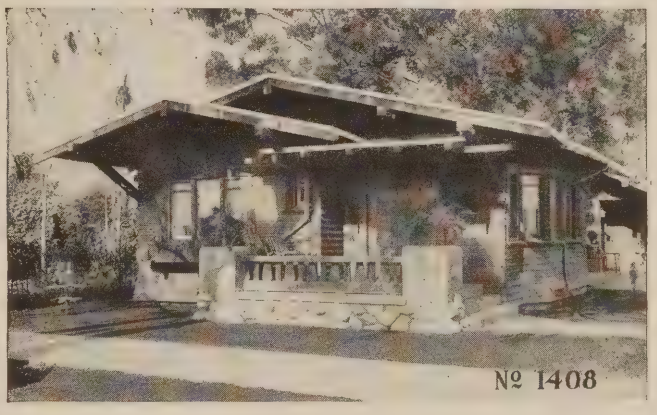
In order to get the adaptation of the suggested floor plan arrangement of this design, to the exterior, please turn the floor plan around, so that the porch entrance steps are at the bottom, and it will then be seen how attractively the porch is worked into this design, supported as it is by chains from the timber work of the front gable.

The living room of this design is unusually spacious, and the dining room opening onto the porch by means of French windows, is another very desirable feature.

There are two very nice bedrooms opening off the bed-chamber hall, which gives access also to the bath room and kitchen.

In addition, the combination cellar and grade entrance staircase from kitchen, makes a very compact and economical arrangement. There is a full basement under the entire house, hot water heating apparatus, laundry, etc.



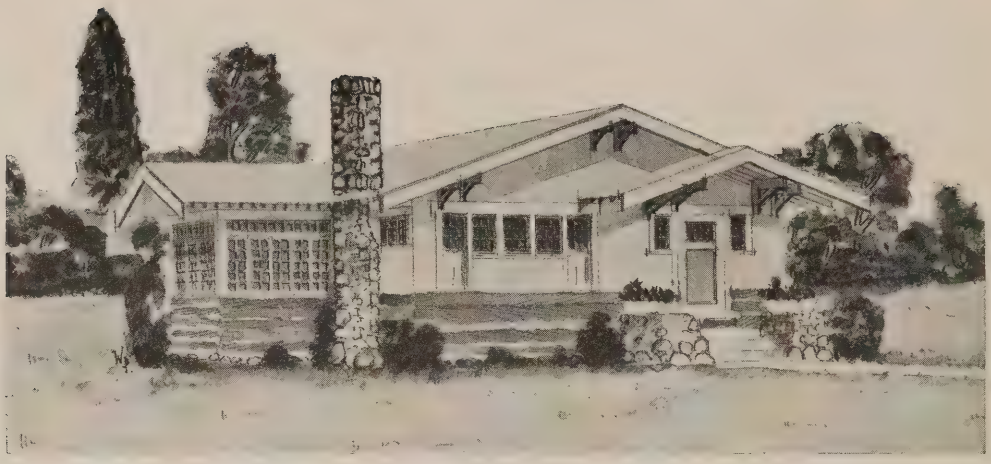


DESIGN NO. 1408.

The use of cobble stones for the porch foundation in this design, just as if nature had almost left them there for use in this manner, together with the wide overhanging gables and timber work of the porch, are the predominating features of interest, and the most largely responsible for its peculiar charm. The exterior is intended to be of shingles, stained brown, a soft woody walnut sort of brown, and the trim should be white, while green for the sash would be very effective.

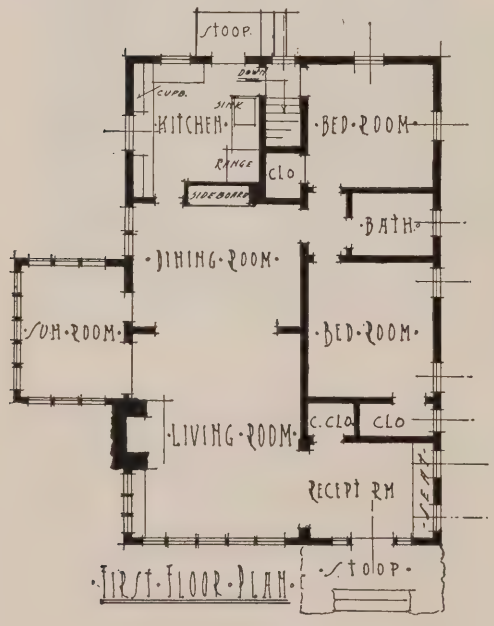
In floor plan arrangement, we have an unusually compact and desirable use of the space available, not even the living room coat closet being forgotten, and the very compact and space-saving arrangement of the combination cellar and outside grade entrance staircase from kitchen. The living room is exceptionally pleasant with its bay window and attractive fireplace opposite.

There is a full basement under the entire house, hot water heating apparatus, etc.



DESIGN NO. K-1779.

We have considered many types of bungalows, semi-bungalows and bungalow cottages. In this design we have the pure bungalow type, a striking little home which should be constructed very economically. The wall lines are not broken by bays or projections, with one exception, that of the sun room. There is an outside chimney, making the exterior more attractive. The construction of the roof has been given special study in order to get the correct proportions and at the same time secure a practical roof, one that will stand the test of the northern climate where there are frequent snow falls of anywhere up to 10 or 12 inches. A roof that is full of breaks, ridges and valleys, while exceedingly artistic and pleasing to the eye, can not be built economically and is not a practical type of roof for the northern climate where one encounters heavy snows. In this roof the heavy projection is supported by massive brackets.



Outside walls are finished in rough sawn siding carried from ground to the window sills. This is to be stained in brown, and white cement plaster used above. Trim also is white. There is just a little cobblestone work to give the right touch and relieve the plainness. There is a large boulder fireplace with built-in bookcases on one side and French doors on the other which lead to a sun room.

The front entrance with its seat and coat closet is a wise provision and could be shut off by French doors in cold climates. The kitchen is well planned and an ice box can be placed against the rear wall and iced from the stoop, in this case the window should be made shorter. The working plans do not show the entrance to bedroom from stairway but if wanted, it can readily be taken care of. The bath is placed between the bedrooms and contains the linen cabinet.

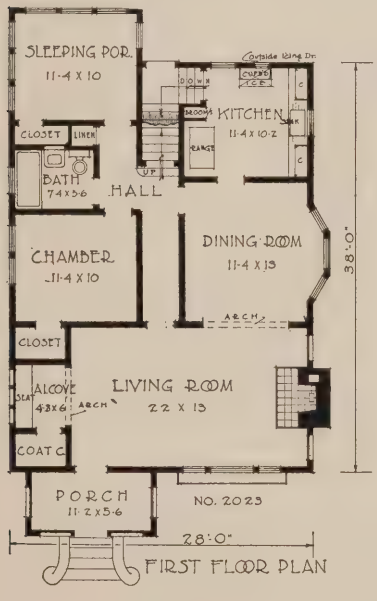
The main part of house is 27x43, the sun room 11-6x9-6, living room 18x15, dining room 11x15, front bedroom 12x10-6, bath 5-6x7, rear bedroom 11x10-6 and kitchen 12x11-6.

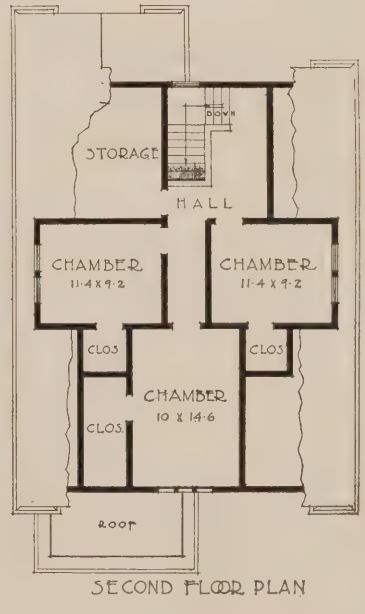
There is a full basement except under sun room, and a hot air furnace.

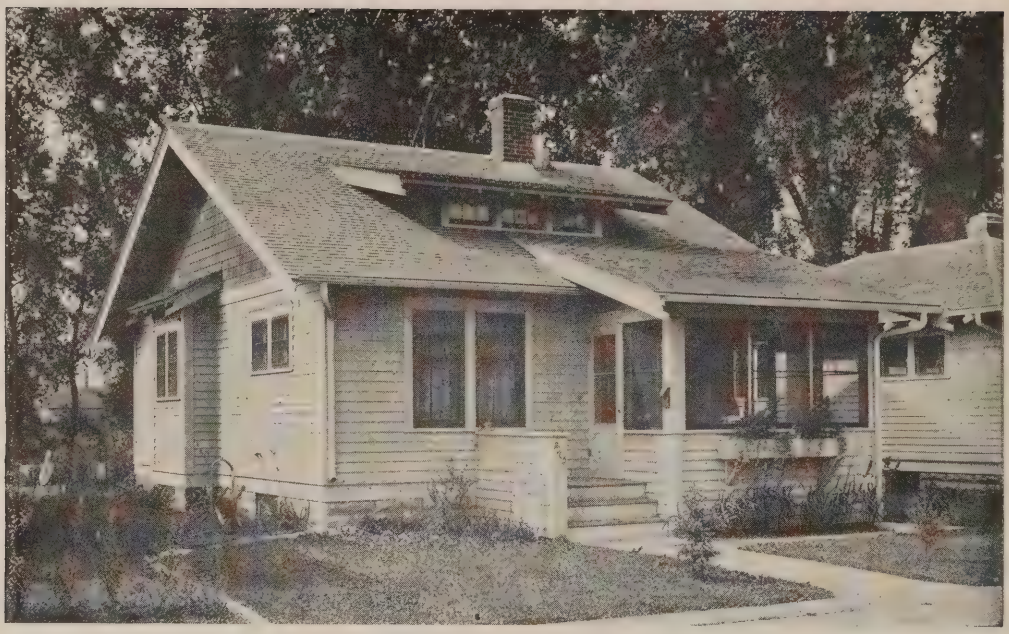
DESIGN NO. 2023.

This is a striking little design in which wrought ironwork is used with fine effect. There is a colonial touch in the door and the arched panels over windows. A stone chimney is picturesque and distinctive. Construction is stucco on frame, roof is of asphalt shingles. When mentioning the roof we would like to say that the working drawings show a cornice which has better proportion, the projection in the gables being less than shown here.

Seven rooms are planned, also a small glazed porch, an alcove off living room, and a bath room. There is a good storage closet upstairs.



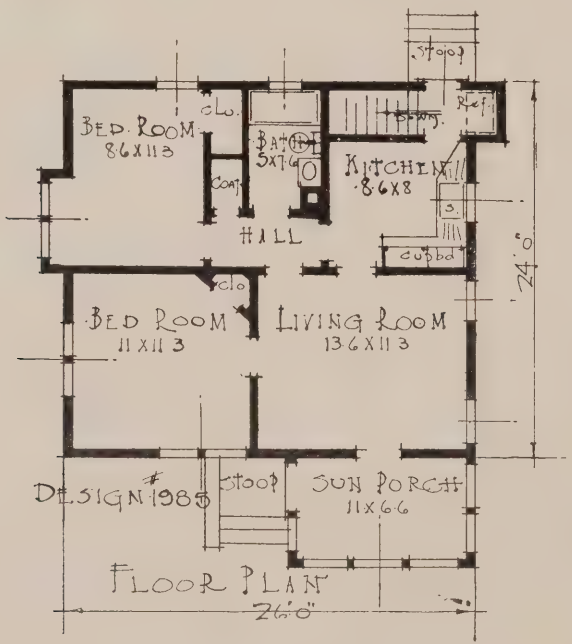




DESIGN NO. 1985

A very simple but likable four room bungalow with addition of sun or screen porch which may readily be enclosed. There are no unnecessary ornaments which take the extra dollars but a front flower box.

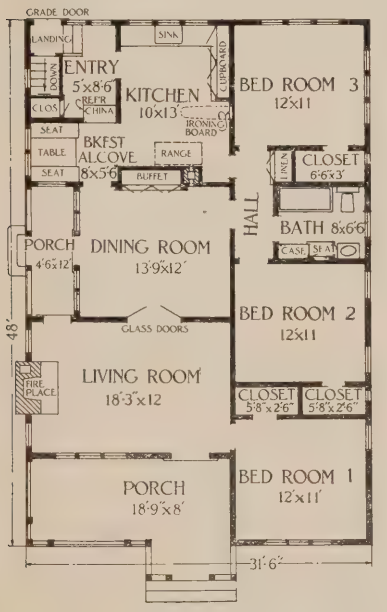
Siding has been used except in gable ends which are shingled as well as roof. Storage space only in attic. Size 24 by 26 feet.



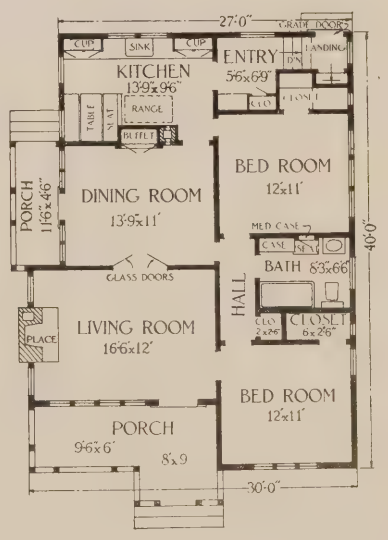
DESIGN NO. 1017.

Here is an unusual design with a touch of the English in the entrance, the steep roof, and the casement windows. It has all the distinction and charm of much more elaborate homes. Ten inch cypress siding is used on the wall and cypress shingles on the roof. Brown stained siding, ivory trim, green sash and roof would look well.

Two floor plans are shown, each one very complete.



Plan A



Plan B

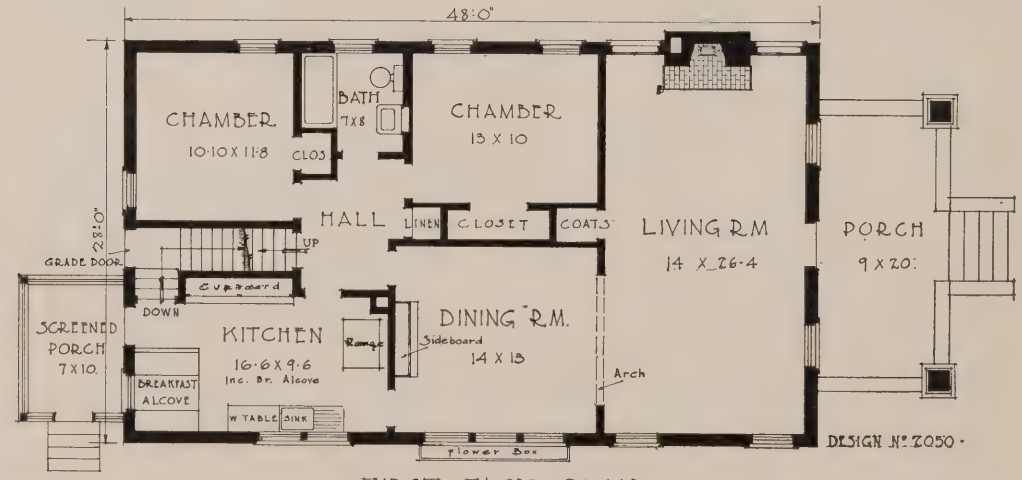
DESIGN NO. 2050

Face brick is a very satisfactory material to use for an outside wall and beautiful effects can be obtained with the attractive brick now available. Here we show a brick bungalow which has simple lines yet is exceptionally attractive. Much of this is due to the use of trellises and the panel work in the gables.

The walls can be either solid brick or brick backed up with hollow tile. The plans call for the use of furring—that is strips of wood fastened to the masonry over which lath and plaster is applied. The roof should be of asbestos shingles on such a substantial home as this.

The plan is similar to many others which have proven very satisfactory. The long living room with dining room in connection, the two chambers with bath between, the kitchen with cupboards and breakfast alcove are all well worked-out. There is a screened porch in rear, a grade door next to it and a stairway over the basement one, leading to a large attic.

It is a good plan for a city lot.



· FIRST FLOOR PLAN ·

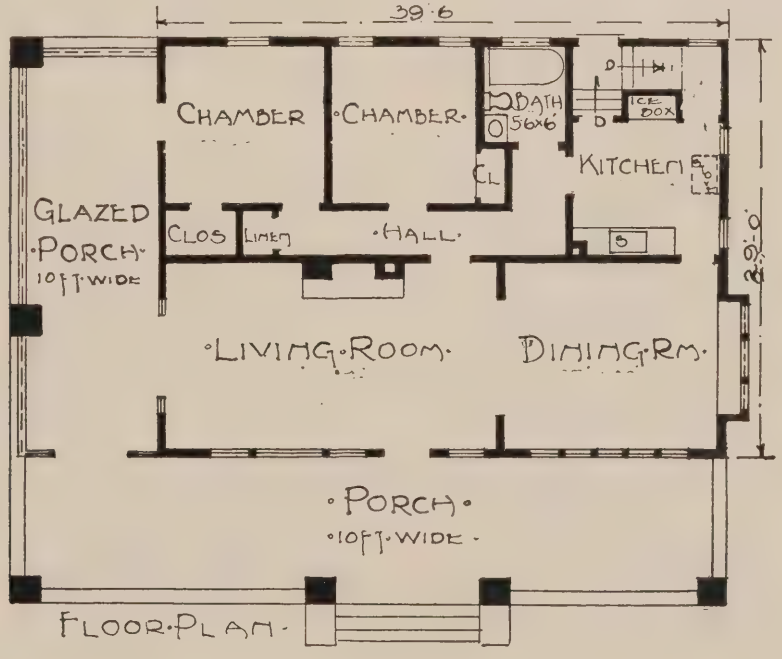
DESIGN NO. K-1455.

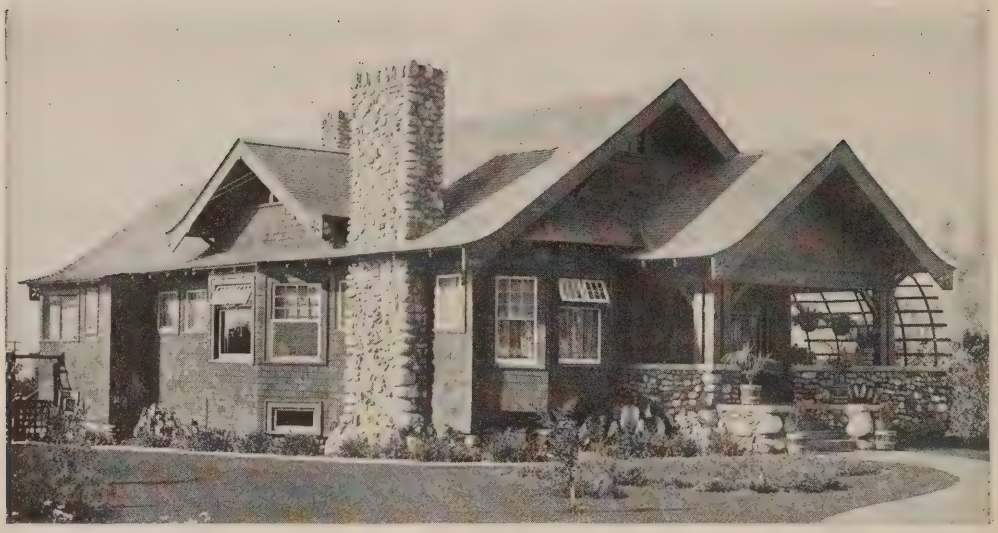
We have here quite a pretentious bungalow with an attractive porch with stone piers and balustrade. The living room contains a brick-faced fireplace and the dining room is adjacent connected by a large cased opening. At the opposite end the living room communicates with a glazed and screened porch. The kitchen is well appointed. There are two chambers, linen closet and a good bathroom. There is a closet in kitchen over stairs. This makes a very roomy and attractive bungalow and would make a pleasing home for a wide lot. It is 39 feet 6 inches wide and 29 feet deep, exclusive of the porches. The rooms, other than the chambers, are finished in Georgia pine with Georgia pine floors throughout. The chambers are in white enamel.

The height of the story is 9 feet 6 inches. There is a basement under a portion of the house in which is located a furnace with fuel bins, laundry trays, vegetable cellar and necessary storage space.

Rooms are as follows: living room 23x13, dining room 15x13, kitchen 9-6 square, bath 5-6x6-6, chambers each 11x11.

This is one of our most popular designs.





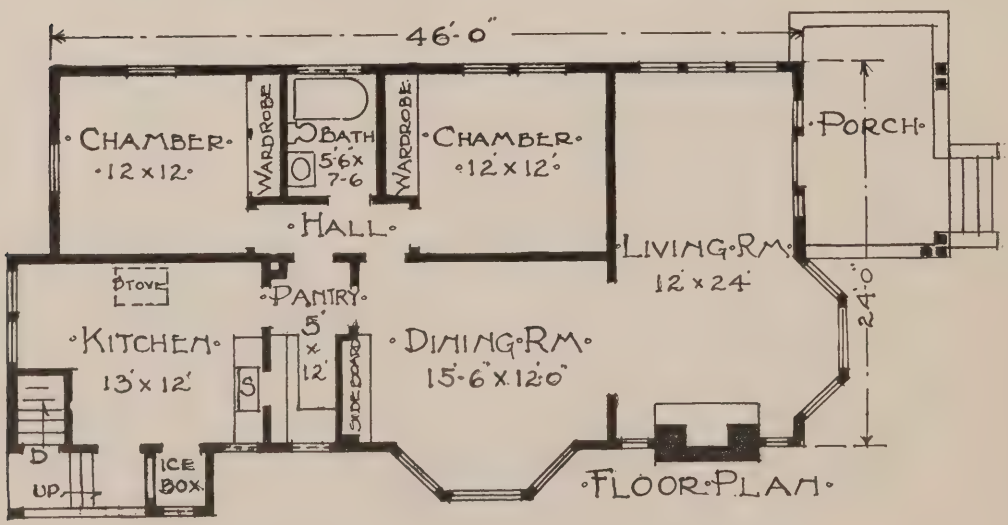
DESIGN NO. K-1429

Cobblestones and stained shingles with window frames and sash outlined in white make a very pleasing combination and color scheme for this bungalow. Admirably adapted to a narrow lot, it contains a splendid living room with fireplace and bay window, an ample dining room with bay and sideboard, a pantry, kitchen, two chambers and bathroom.

Closets can easily be built instead of wardrobes if the owner desires. The pantry can be converted into a breakfast room by moving the sideboard out into dining room. In this case cupboards can be placed in kitchen where there is already plenty of wall space. A linen cabinet is provided in bath but does not show here.

The rear porch may require an explanation; the basement door is placed at grade level as is the screen door to porch. Three steps up is the main floor level. The ice box can be iced from this upper platform.

A splendid home of moderate cost and admirably adapted to a city lot.



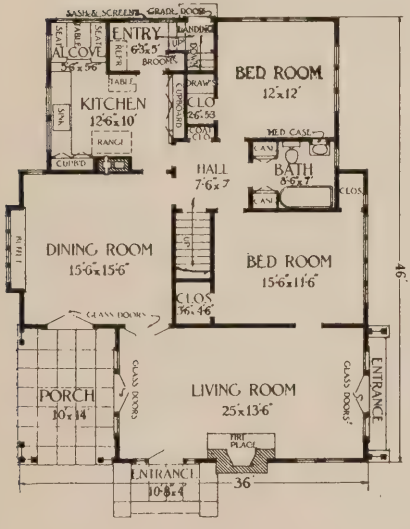
DESIGN NO. 1009

The arched door with its side-lights seems to beckon us to enter. There is a feeling of friendliness too in the curved entrance roof and the tapering chimney. The hipped gables soften the silhouette of the roof and make the house seem lower. Lattice work and shutters add a decorative touch.

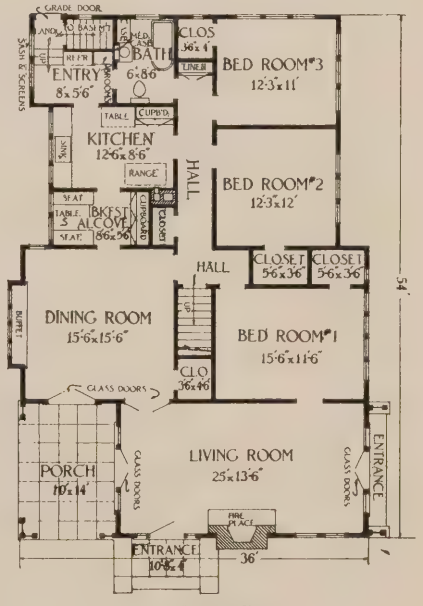
Stucco is used on frame walls and asbestos shingles—the kind with broken edges would look fine on the roof.

Two floor plans are shown below, one with two bedrooms and one with three. Each plan has a basement and attic stairway. Each has a breakfast alcove and the front rooms are alike. Both are very complete and the size of the family will determine which to use.

The frontage is 36 feet and a fifty foot lot will do nicely.



Plan A



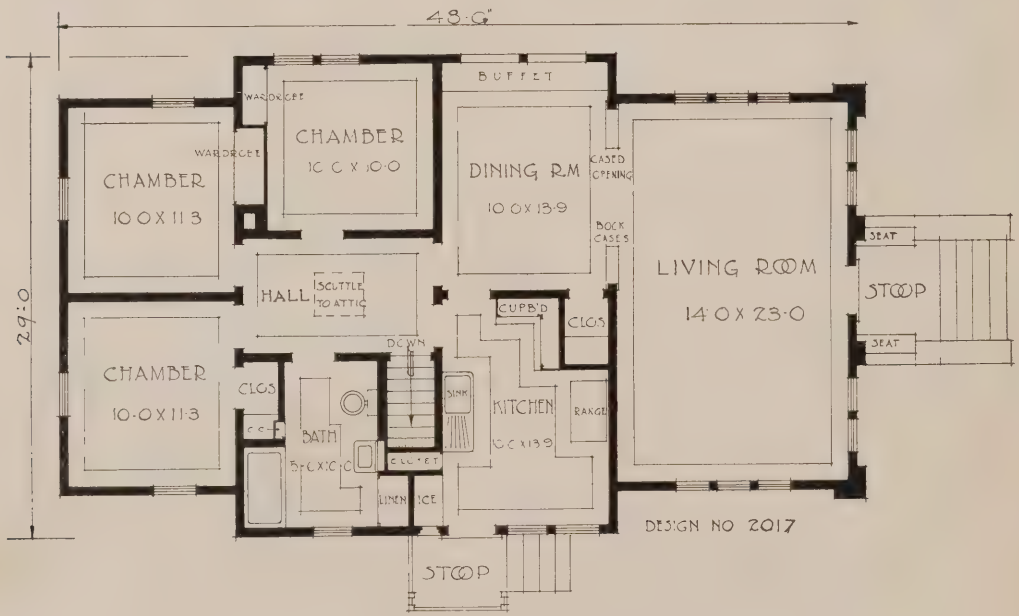
Plan B

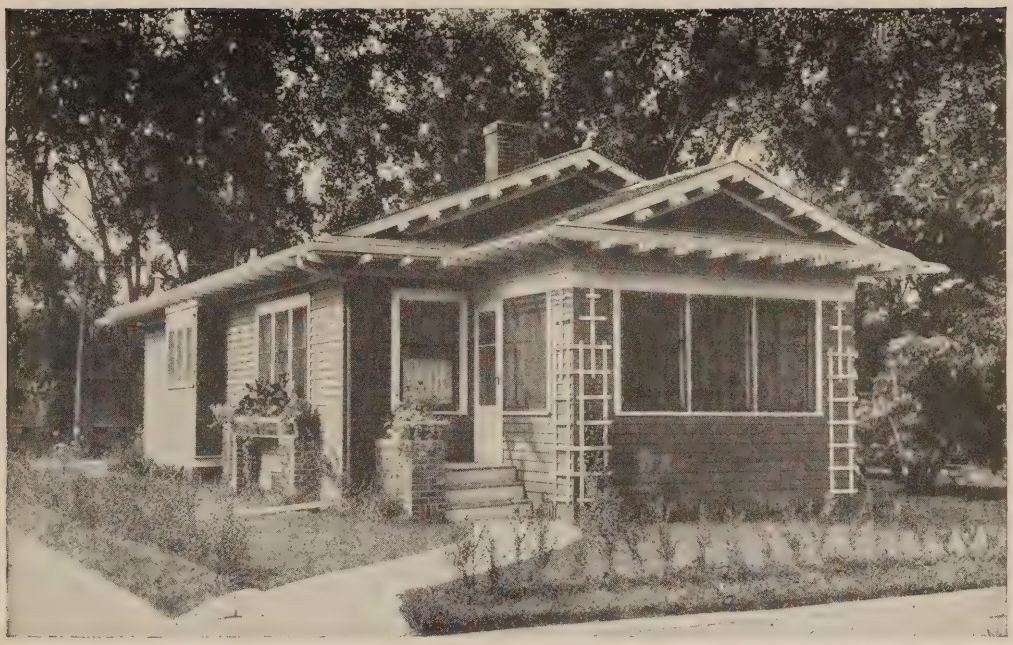
DESIGN NO. 2017.

A home along up-to-date lines which was recently completed in Minneapolis is pictured here. The drawings which we prepared worked out very satisfactorily, as can be seen by comparing plan and picture. Pilasters are placed in front to furnish an original touch and give an effect of solidity. The projections at each side make a break in the wall lines which is a relief from straight long walls. The roof is hipped. Walls are stucco covered, roof is of heavy asphalt shingles.

The plan is different from the conventional scheme of arrangement and very good. In fact it would be hard to find a home with better placement of windows. A fireplace may be wanted in which case it should go at one end of the living room.

There is a full basement.





DESIGN NO. 1990.

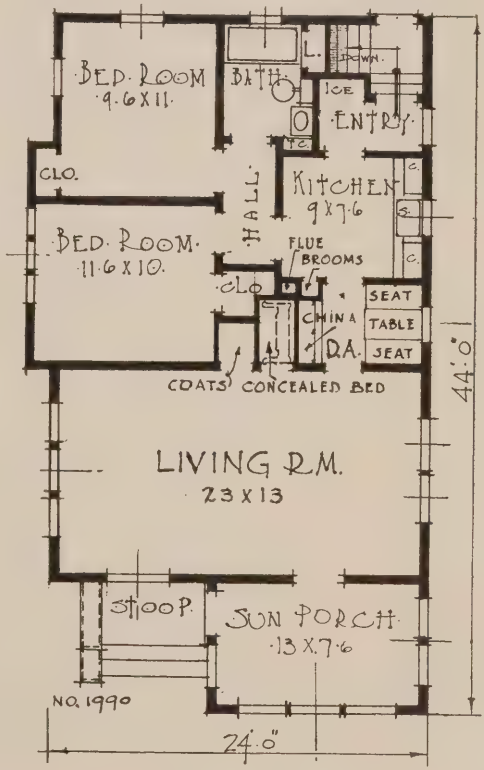
This represents a very popular type of five room bungalow. It is not expensive to build, yet it has the charm of homes costing twice as much. Much of this effect is due to the use of ornamental cornice lookouts. A base course of brick sets the house off and the trellis work trims up the porch. The walls are of 6" cypress siding, the roof is of cypress shingles. The siding could be stained or painted; in the picture it was painted green. Gray stain could also be good. The roof in the latter instance shoul be green, here it is left unstained. The trim is ivory colored. Brick should be dark brown with white joints.

The porch is a nice addition to any plan. This one may be left open, screened, or glazed. If glazed the casement windows which fold and slide to one side of the opening should be used. This gives a wide clear opening which is especially nice where an interesting view is to be had.

The living room occupies the entire front portion of the house. One end of this can be used as a dining room but this should seldom be necessary as a splendid breakfast alcove with china cabinet close by is located between living room and kitchen. The kitchen has cupboards each side of sink which is under the windows, and a good space to set the range. The main chimney flue can be reached from one corner. A rear entry provides a place for refrigerator and a grade stairway leads to basement.

The bedrooms are of fair size and placed so as to be shut off from the living room; each has a closet. There is an extra sleeping accommodation available in the concealed bed located in the closet which opens into living room. This bed may be rolled wherever desired and will be useful in taking care of guests.

There is a full basement with hot-air furnace.



DESIGN NO. K-1767

A home planned for just two people, where every household convenience has been arranged to reduce steps—just the home for father and mother.

The exterior is very pleasing with its wide projecting cornice and its low sweeping roof, extended out over the front porch and amply supported at each side by massive cement piers. The exterior walls from grade to window sills are of wide rough-sawed drop siding, stained, and rough-cast white cement plaster above. Shingle or composition roofing is used.

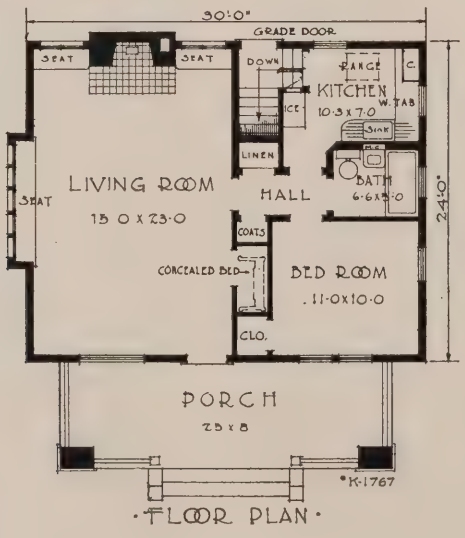
The floor plan is ideal for such a home. The living room is very large, being 15×23, and there is a massive fireplace with seats on each side. This room is convenient to kitchen and the intention is to use it as a dining room as well. In a home like this, why separate rooms? What a glorious room for entertaining. The long window seat and the fireplace seats help to provide ample seating capacity.

A small kitchen or kitchenette completes the arrangement. Here, space has been provided for an icebox, to be iced from the grade door entrance; a small gas range, kitchen cupboard, a built-in-table. Note the extra large linen closet off the hall. Stairway leads to grade door or to basement, where the owner has installed a hot air furnace.

Good storage space is also given in the basement and a laundry could be easily added if desired.

A closet for a disappearing bed is provided. Such a bed can be rolled out and moved wherever desired. It is especially nice to have when an unexpected guest arrives.

Main fortion is 24×30.



·FLOOR PLAN·

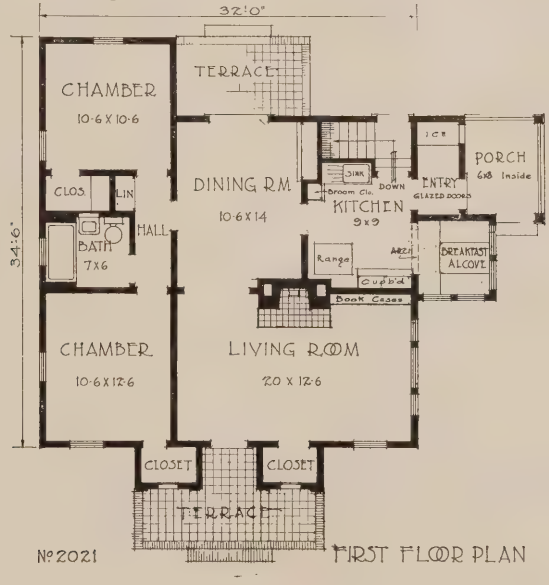
DESIGN NO. 2021

The arched entrance is the predominating feature of this charming colonial bungalow. The roof also has much to do with the appearance being exceedingly well proportioned. Louvers in the gables are both useful and decorative. The beauty of the whole lies in its low lines.

Wide siding or large size shingles would be nice for the walls and stained shingles for the roof. Wall shingles would look well if gray, roof shingles should be green. Dark red brick is used for the terrace and steps. The window sash should be a dark green.

The interior provides five splendid rooms and a breakfast alcove connected by a wide arch with the kitchen. The living room is large and well lighted. A coat closet is provided convenient to the entrance. Back of the living room is the dining room opening onto a terrace. The sideboard is built in on the right. The kitchen is very complete and has two outside entrances each with glazed doors. One is of the grade type, the other opens onto a small porch.

The bedrooms are shut off from the living quarters and the bath is between them. Each has a large closet and the linen cabinet opens on the hall.

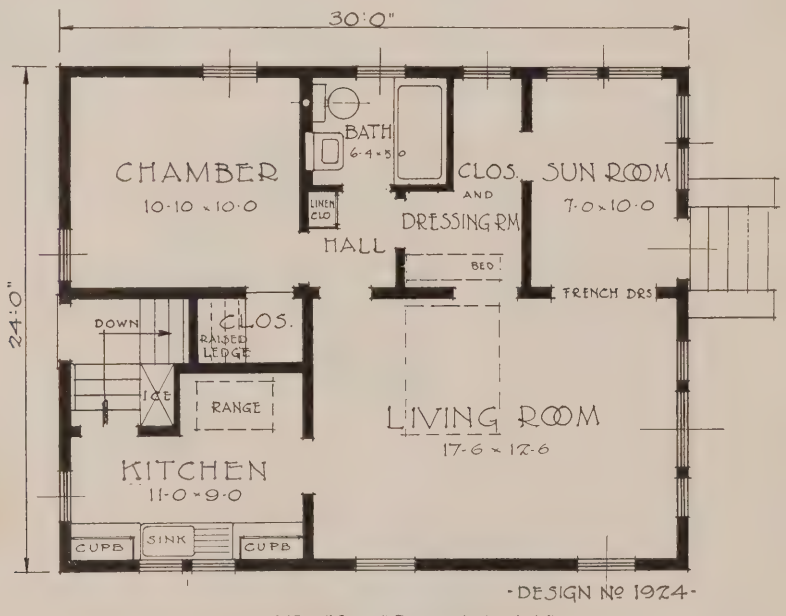


DESIGN NO. 1924

There has been a call for a plan of a plain, inexpensive four-room bungalow which gives accommodations of two bedrooms. By having one good size combination living and dining room equipped with the disappearing bed, this has been accomplished in this pleasing little home.

Cement stucco, carried down to a low base, is the material used for outside walls; shingles, stained, for roof. As a utility plan, for a small family, and inexpensive to build, this arrangement will be found to meet every practical need.

Full basement with hot air furnace.

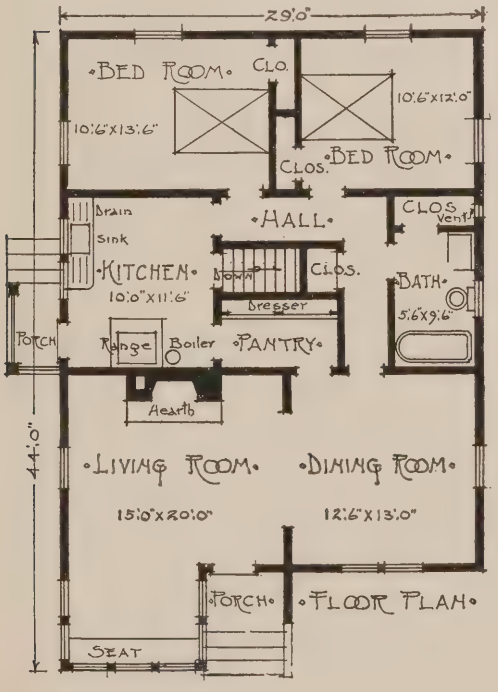


-DESIGN Nº 1924-

FIRST-FLOOR PLAN

DESIGN NO. 1312.

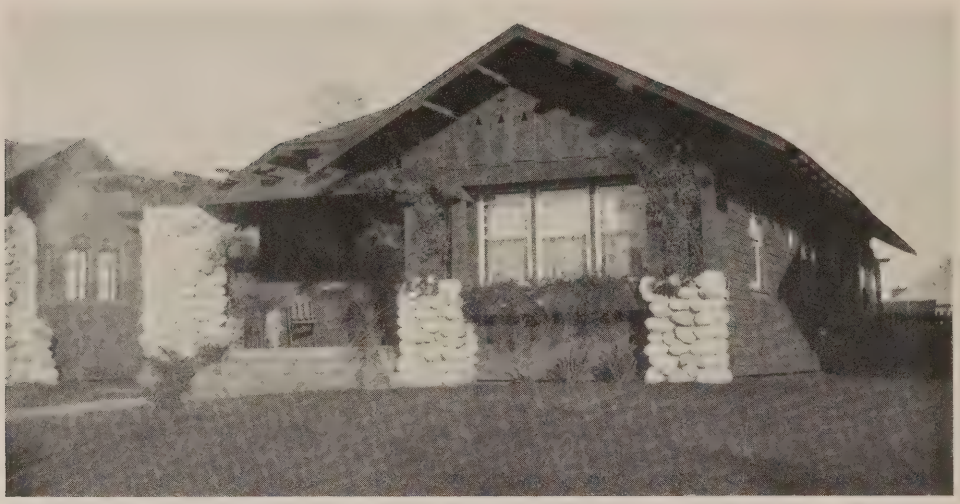
This cozy little bungalow has been selected for its many desirable possibilities in floor plan arrangement. The exterior is extremely simple and economical in construction. The main part of the house is devoid of any attempt at decoration, depending entirely upon its proportions for effect. The whole attractiveness of the design lies in the alcove extension to living room, with its well proportioned casement windows and the little entrance porch nestled at the side. The house is covered with siding up to a belt course, carried along the tops of the windows, and with shingles above.



The floor plan is thoroughly practical and offers many domestic conveniences. The bedrooms are light and airy, each having windows on two sides. Closets are provided in each room and in addition, a large closet, for soiled clothing is located opening into the bath room, and ventilated through louvers just under the eaves. There is also a linen closet in the hall. The kitchen is of good size and conveniently arranged. It has a doorway opening on to the cellar stairs and also one opening into the bedroom hall. The dining room has windows on two sides and connects with the kitchen through a butler's pantry. A dresser with counter shelves running full length provides ample room for the storage of china, etc. The living room should make a very attractive apartment. Low bookcases could be built in the recesses on each side of the fireplace and with the walls finished as an effective background, this would make a most appropriate setting for a worthy cast or a touch of bright color.

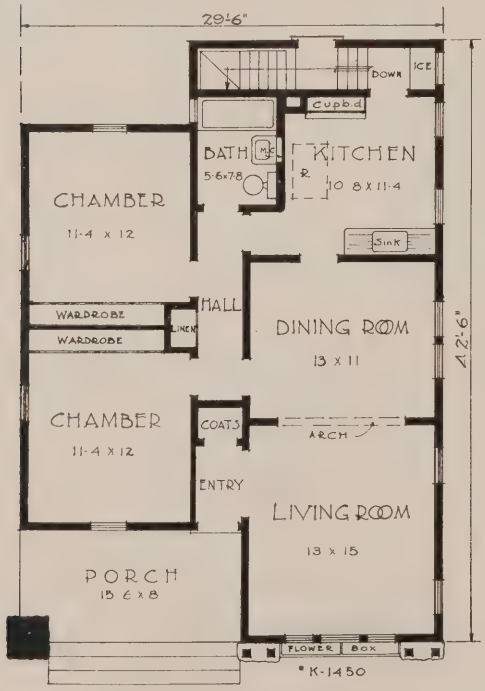
The alcove could be very prettily arranged, and with a couple of willow chairs, a small table and some soft pillows, for the window seat, would make a most charming little retreat.

There is a full basement under the rear portion of the house, where are located a laundry. storage closet, fuel bins, etc.



DESIGN NO. K-1450

This little craftsman style bungalow will undoubtedly appeal to many with its piers of field stone, its wide beamed cornice and its walls of stained siding. The gables of the main roof (which do not show in the photograph) are hipped, giving the whole design a distinction and individuality all its own. The porch is covered by a pergola and this pergola is roofed over thus furnishing protection from the weather. The porch floor is cement. There are two posts on each side of the group of three windows which support short beams that carry the portion of wall above. This wall is projected out making the window appear as if set in a deep recess. It is little details such as these which make a house unusual and different from the great number of homes built with merely the idea of providing shelter.



· FLOOR PLAN ·

The plan is arranged with the sleeping rooms on the left and the living rooms on the right. Such a scheme is much used and seems to be very good for small houses. The living and dining rooms are practically one, as there is only a wide plastered archway between them. Back of the dining room is a kitchen of good dimensions. There is a small cupboard built in at the rear and space between windows for a portable type kitchen cabinet if desired. A work table and cupboard could be built in here if preferred. In that case the work table could extend under one of the windows. The rear entry is large enough for refrigerator and should be convenient. A grade door is provided. The stairs go on down to basement which is small but this can readily be enlarged.

The bath is at the rear and connects with kitchen, dining room and bed rooms by a hall. A fine linen cabinet is arranged and a very large wardrobe in each chamber. Each wardrobe has four large doors, four drawers at the bottom and four compartments at the top for hats.

Mention should also be made of the front coat closet and vestibule.

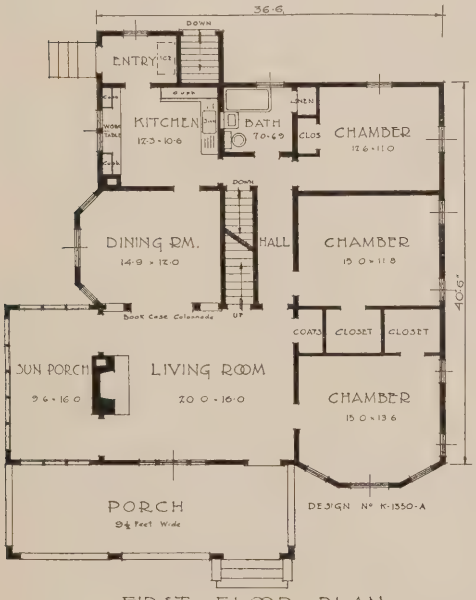
DESIGN NO. K-1350.

This bungalow is one of the most popular designs in the collection. Its outlines are not only extremely picturesque and pleasing, but the floor plans are well studied, making them very convenient and homelike.

The porch on two sides is an important feature, making the living room a cool, pleasant place during the hottest days in summer. There are six rooms not including the bath room on the first floor, and space in attic for one or two bedrooms with low height ceilings.

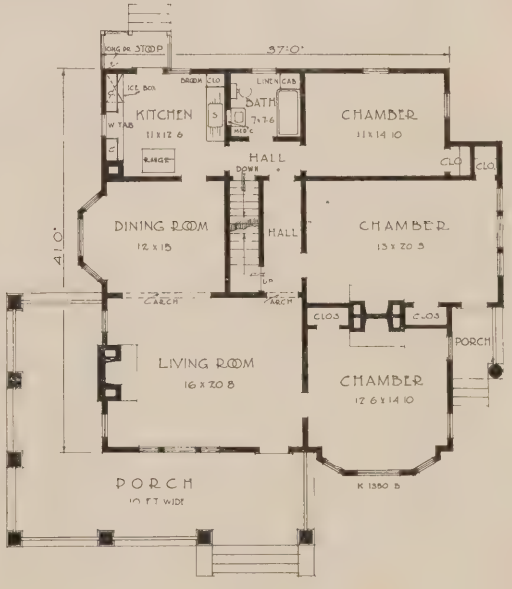
Two different plans are illustrated, they are very similar. Plan "A" has a portion of the porch glazed-in and has no side entrance as in the picture which shows the house as built from Plan "B." The rear doors of each are also a little different as will be noted. Both are conveniently arranged and either makes a fine home. The exterior dimensions vary slightly. Plan "A" has a stucco exterior but the matter of wall covering is optional and depends upon the specifications. Working plans of either will be furnished at the same price.

Either has a full basement.

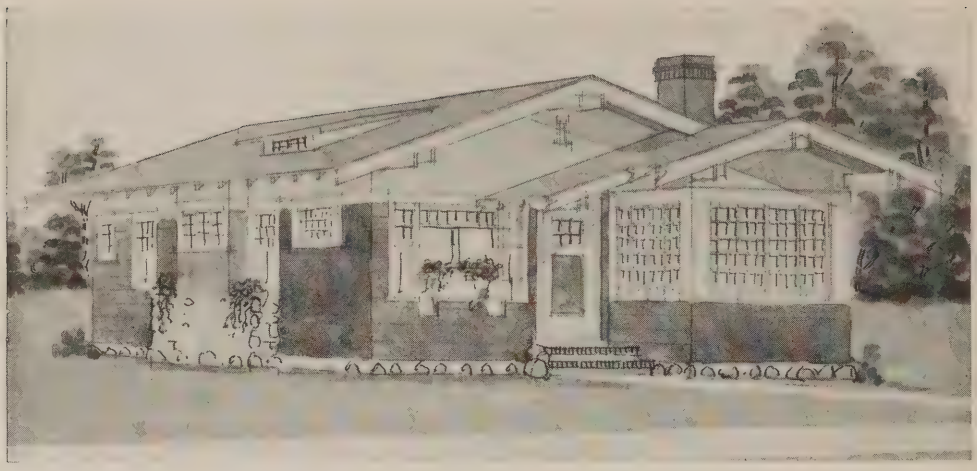


FIRST FLOOR PLAN

Plan A

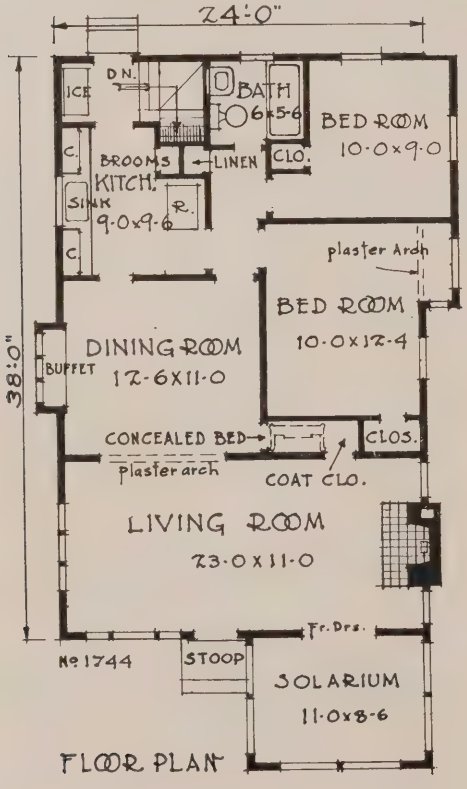


Plan B



DESIGN NO. K-1744.

The charm of this little gable roofed bungalow lies in its beautiful casement windows with their small panes of glass. Cobblestones are used to add an interesting touch but brick could be substituted. The walls are of wide stained siding up to window heads and stucco above—float finished. On the sun room walls the stucco has been carried down to the window sills. The cornice is quite wide and beams in pairs produce a pleasing effect. Composition roofing is used on the roof which is rather flat. If desired, this pitch can be increased and shingles used instead. The attic is not intended to be used for other than storage purposes, a scuttle being placed in ceiling of hall.



The living room extends across the front and has a fireplace at the end. Windows on three sides give abundant light and ventilation. French doors connect with the sun room and a wide plastered arch with the dining room. Here the buffet is built in under casement sash and opposite is a closet for a disappearing bed. The other end of this closet opens on the living room and serves as a hanging space for wraps. Back of the dining room is a well equipped kitchen with rear entry, where the ice box is placed.

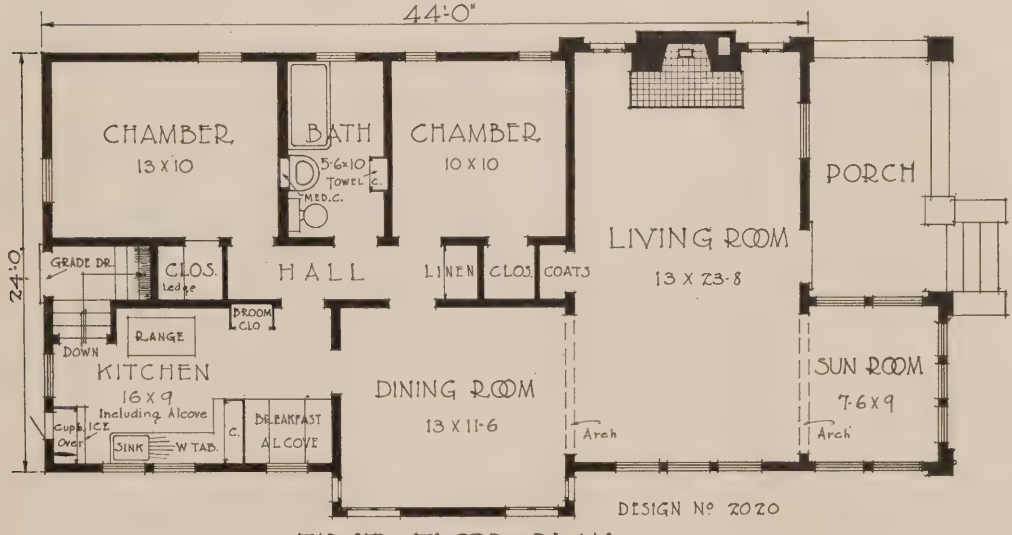
On the right are two chambers, each having windows on two sides. The bath is in the center of the rear portion and has a recessed tub. Close to the bath room door is the linen cabinet.

We suggest floors and trim of Southern pine, trim to be stained in living and dining room and enameled elsewhere. For an exterior color scheme we recommend dark brown siding, ivory stucco, white trim, and dark red roof. Sash could be moss green.

DESIGN NO. 2020

There has been so much interest shown in resign No. 1379 that we have laid out a smaller plan with a similar exterior. The outer appearance is so much like that of No. 1379 that no description of it should be necessary.

The interior arrangement is much the same as in many other five room bungalows in our collection. The living room extends across the front, the kitchen and dining room are on the left; the chambers and bath on the right. There is a small sun alcove and breakfast nook. The dining room has windows on three sides. There are numerous closets and a fireplace. Everything is here to make housekeeping a pleasure and living conditions are at their best.

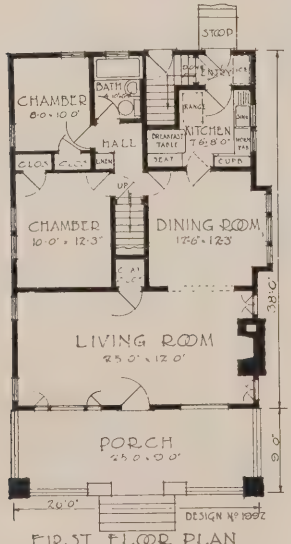


Design No. 1992.

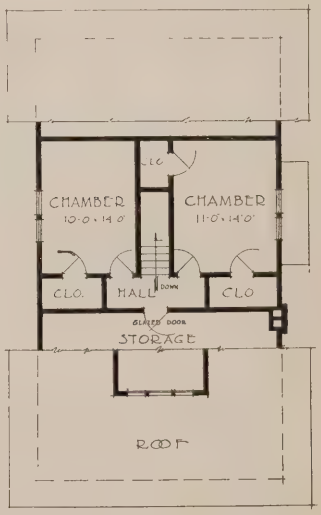
A modern cottage with an extra bed room over the usual number secured in a story and a half design of this type. There are four bed rooms, a very large living room running across the entire front, with fire-place at the end. The broad sweep of the main roof coming out over the front, gives a wonderful porch 9 feet wide across the entire front.

This design would be very suitable for a summer cottage if it were desired to build it for the lakeside, in which case it could be constructed somewhat differently. It need not be plastered on the inside. The living room could be ceiled and the other rooms could be left open to the sheathing boards. The living room finish could be varnished in the natural, while in the balance of the house the woodwork could be stained. This would be the most economical treatment. Building as a summer cottage, rough 8″ siding stained could be used effectively.

An artistic result is obtained in the use of cobble stones for the front of the porch and buttresses at the main entrance, chimney and fire-place. Either a shingled roof or asphalt shingles would be most suitable. Fir or cypress interior finish, oak floors in living and dining rooms.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

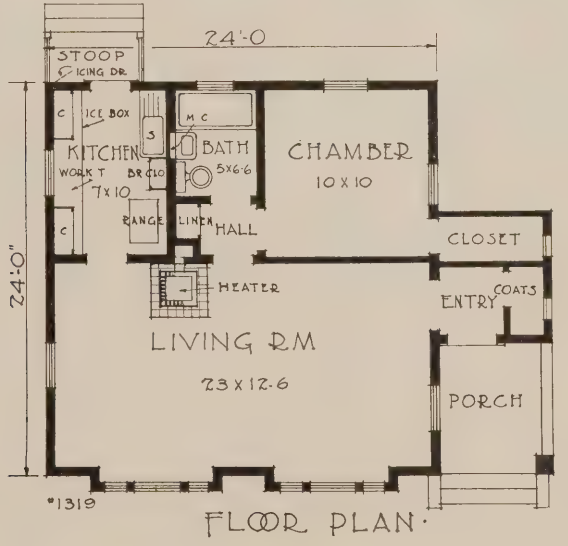
DESIGN NO. 1319.

This modest little house is designed for the young married couple who do not like to pay rent and cannot afford to undertake the burden of a larger home. It is attractive yet it has simple lines and there is no waste of either space or materials. The only features which could be omitted are the two bays in front; this would still leave a large room as the indicated room sizes do not include these projections.

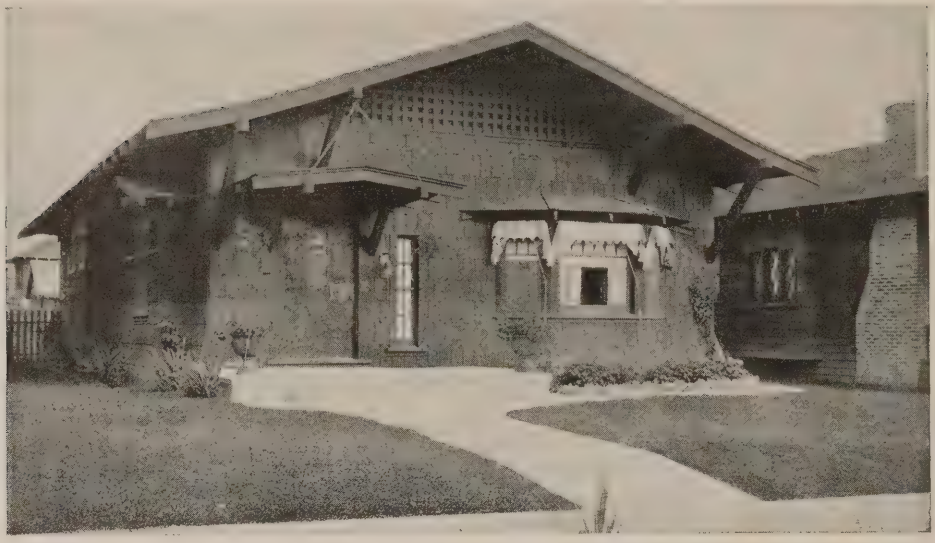
The house is planned without a basement. There are types of heaters now available which successfully heat a small house when placed on the same floor. The wall and floor adjacent to heater is tiled for both prevention of fire and cleanliness.

All the rooms are conveniently placed and nothing is cramped as is quite often the result when a low cost home is designed. How much better to have a few rooms of good size than several smaller ones.

The exterior walls are of stained shingles; the roof of similar material. The foundation wall should extend below frost level.

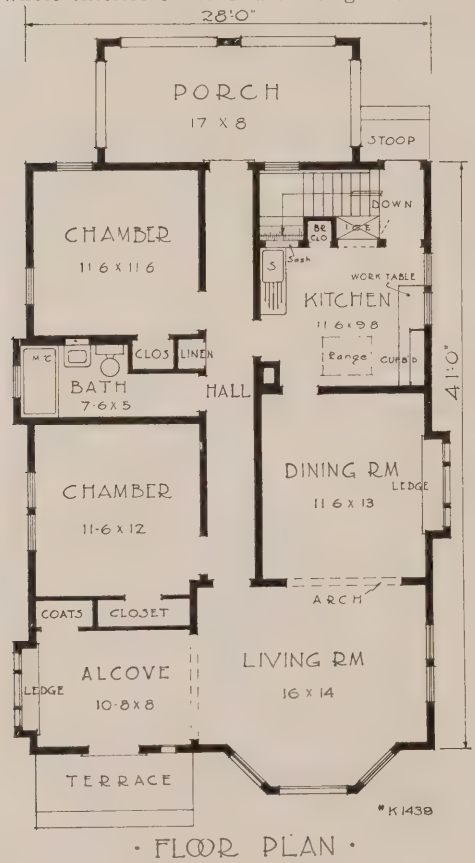


FLOOR PLAN.



DESIGN NO. K-1439.

This is a bungalow in a class by itself. The whole exterior effect is fascinating as there are so many details that add to the general attractiveness. The entrance roof supported by chains hung from one of the cornice beams, the bay window, the odd little casement by the front door, the latticed gables and the wide overhanging cornice are the most noticeable features. The wall covered with shakes or large stained shingles in brown is most artistic and a dark green shingle roof would be in harmony. The trim is stained brown.



· FLOOR PLAN ·

The interior plan is fully as satisfactory as the outside. Entrance is made from the cement terrace into a hall or alcove off from the living room. Here a coat closet is placed for the accommodation of visitors or owner. The living room connects with this hall through a wide arch. This room is of very good size being 14x16 including bay window. Sashes are placed in the right end wall in place of windows to leave clear wall space below for piano or davenport. Another wide arch connects with the dining room. This room has a projecting ledge with four casement sash above. The kitchen is roomy and has all the necessary accommodations. The ice box fits into a cased opening and is iced from the end; thus the iceman does not need to enter the kitchen. The rear entry gives access to basement which is small but can readily be enlarged.

The bedrooms and bath occupy the other side of the house. Each bedroom is well windowed, the rear one having cross ventilation. Two closets are provided and a linen cabinet opening onto hall. The bath is well arranged and has a steel medicine cabinet. The tub is recessed and has a panel opening into rear bedroom for access to piping.

The rear porch is a nice addition and can easily be screened or glazed with the excellent casement sash now obtainable. The hall enables one to reach this porch directly from the front of the house.

How does your garden grow?

A touch of the sun for pardon,
The song of a bird for mirth;
We are nearer God's heart in the garden
Than anywhere else on the earth.
—Dorothy Frances Gurney.

A Charming Colonial Entrance

Built In Features of the Modern Home

BUILT in features have come to stay; they have proved to be economical, durable, and most convenient.

As the author of the "Honest House," Ruby Ross Goodnow wrote, "Whether your house is still in the embryo; or whether you are making over an old house planned and built by some one else, you can make it very much more a home by building in certain things. You may have lived in your house for years, and still find there are advantages to built in features that you cannot afford to disregard."

When the built in features are well placed and well constructed they become a logical part of the room, increasing the available floor space (a most important point these days) and making the house work much easier.

Incinerators (garbage and refuse burners) are an excellent example of a built in feature that saves time and work. Thanks to the incinerator, the unsanitary garbage pail and trash pile no longer have a place in or about the modern home. An incinerator solves the problem of the sanitary elimination of bulky waste just as plumbing has solved the problem of getting rid of liquid waste.

The modern incinerator is built in the basement with a hopper door installed in the chimney accessible to the kitchen. All waste including garbage, tin cans, wilted flowers, sweepings, newspapers—everything is dropped into this handy little door. It drops to the incinerator in the basement and is later burned up. The non combustibles such as bottles, tin cans, and the like, are flame sterilized and later are removed with the ashes.

This type of incinerator costs nothing to operate since the only fuel required is the dry combustible waste deposited.

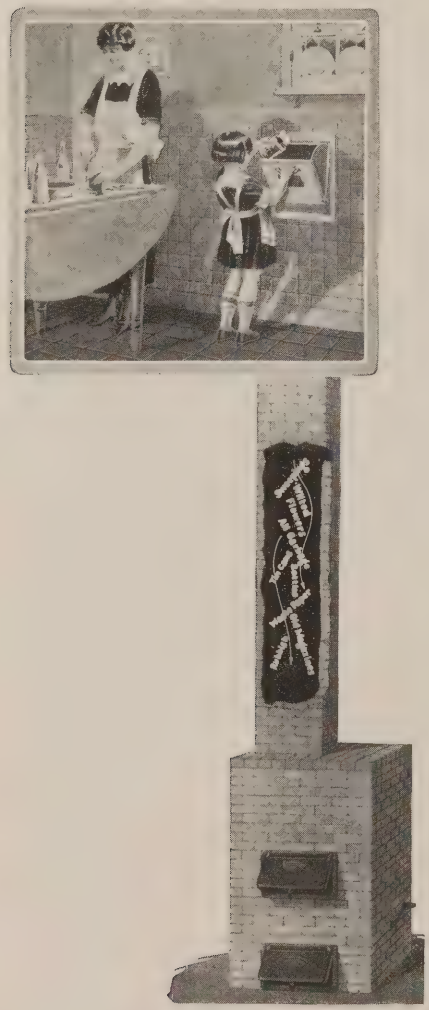
The incinerator equipped home has no garbage pail in the back yard and the basement is never cluttered up with the ever growing ash pile. The hopper door in the kitchen saves innumerable steps thru the day.

Another important feature that really should be built in every home is the coal chute. These coal chutes or coal windows are constructed so that they are self locking and burglar proof. An additional convenience is a chain for unlocking the window from any part of the basement or from the room above. When day light is desired in the coal bin, a window with a glass panel protected by a screen is used. This type of window protects the entire opening and side wall when coal is delivered, giving the greatest protection above the window where it is needed the most. Because of this the value of the property is increased, depreciation is lessened and there is a consequent saving of money. Coal chutes designed especially for buildings that have little or no foundation above ground —such as low-set or terraced homes, may be had also.

The old wooden sash and frame for basement windows is rapidly going out of use, being replaced by a steel cellar sash and frame. There are a number of reasons for their popularity, one of which is that not having wooden jambs, as is the case with the ordinary cellar sash, no replacement is necessary on account of decay. (Basement windows are so close to the ground that they absorb moisture when built of wood and soon rot out.)

Another important element in the favor of steel sash is the increased light area as the steel frame around the glass is much narrower than the wood. They are also weather and wind tight for the reason that the jamb extends into the masonry and leaves no chance for an open space. The hinged frame is designed to close tightly, leaving no open space.

It is a very easy matter to glaze steel sash, and the glazing can be left until the building is practically completed, which reduces glass breakage. Steel sash is very easily installed in either a brick, concrete or a concrete block wall. They reduce carpenter work as they come complete with a lock and hinges and are provided with removable pins. They are protected from rusting by a coat of mineral paint.



Garbage and sweepings are out of the way in a second

Fastening the screens or storm sash to steel basement windows is very easily accomplished as they are bolted to the outer flange. This flange is provided with holes for this purpose. Windows as large as possible is the recommendation for the basement as the difference in cost of one size over the other is very slight, but the larger window is estimated to give about 65% more light than the small basement window. The size recommended is a three light window 10x20.

The mail box that is actually built into the walls of the home is new and convenient.

This box is concealed so cleverly that only the ornamental opening is in view, thus it does not detract from the facade as the ordinary cheap mail box does. Still more important, the built-in box prevents theft of the mail and there is no unsightly litter of mail accumulating during an absence, nor is there any necessity for going out of doors to get the mail out of the box in stormy weather.

The boxes come completely assembled and ready to set into the wall so that it takes only a few minutes to install them.

Another convenience that is much like the built-in mail box is the milk and package receiver. It is constructed of two cast iron frames and doors, connected by a steel body, and is adjustable to the thickness of the walls in which it is placed. One of the best receivers made is designed to hold six or more quart bottles of milk.

The latch on the outside door is so cleverly constructed that it can be unlocked only from the inside. The door

on the kitchen side is provided with a latch and handle much like the ones that a refrigerator is equipped with, and these can not be opened from the outside.

A combination kitchen cabinet and refrigerator can be had if it is desired. This fixture combines refrigerator, worktable and pantry. It has a receiving door for delivery of packages from the outside, a refrigerator at either right or left side with door for rear or end outside icing.

What a bother it is to have the iceman enter the kitchen to deliver the ice. The floor is often soiled by "the ice-man and his muddy boots," to say nothing of the nuisance of having to leave the kitchen door unlocked for him when one is not going to be at home.

All of this can be done away with by providing a way to ice the box from the outside of the kitchen. When the outside icing is provided for, the outer door may be left open during the cold weather permitting the cold air to enter the refrigerator. This air circulates just as if it were cooled by ice and keeps the contents of the refrigerator cold and pure without ice. This saving in winter results in cutting the ice bill about in half.

Many of the newest homes have arranged to have the meter boxes outside of the house. This arrangement is most convenient as employees of the gas and electric companies do not have to make a second trip to read the meters in case no one is at home on their first trip.

While kitchen conveniences are under discussion, we would speak a word for kitchen cabinets which have done so much to make kitchen work easier. The amount of walking necessary to the day's work has been reduced materially since the contents of the distant and more or less inaccessible pantry has been so conveniently arranged in a kitchen cabinet, right in the kitchen. It is so much easier to do the work in a kitchen that is not cluttered up with unsightly objects that the cabinets are an asset from this point as well.

The best of the cabinets are construct-

A modern kitchen with efficiency built-in features

ed mouse-proof and have ant-proof casters. They often possess refinements such as a velvet-lined silver ware extension drawer and a drawer equipped with a cutlery set.

Extra storage space for the vacuum cleaner, dust mop, dust pan, and floor polish may be provided for in a separate unit.

The ironing board is built into the kitchen now, too. It can be recessed into a regular six-inch wall. A small shelf at the top inside of the cabinet provides a place for the electric iron.

There are a number of breakfast nook units to be had. In one of these the table and benches fold up, either against the wall or into a recess, where they are covered with French doors.

The built-in telephone cabinet is becoming popular because it solves the problem of placing the telephone so that it does not spoil the harmony of the appointments. The telephone is out of sight and yet easily accessible when it is in a cabinet.

Disagreeable odors arising from cooking can be eliminated by installing a fan in the upper part of the kitchen window or just over it. Not only the kitchen but the entire house is made cooler by the installation of such a fan.

This breakfast nook is large enough to seat four people

Medicine cabinets have improved along with the other built-in features. Here, again, there are several makes and styles to choose from. They are alike in having a plate glass mirror in the door and in possessing enough shelves to take care of the average needs.

A built-in bed saves space and practically adds another room to a home. Here again there is a variety of makes and styles. Several makes of these beds swing into a closet or a recess, using two doors which can be closed when the bed is in the room in a sleeping position.

This type of bed is also desirable where a sleeping porch is used as a living porch in the daytime and a sleeping place at night. During the day the bed can be removed to the storage closet, out of sight, and at night it can be placed in a sleeping position with no trouble. Often it is convenient to store a bed in a closet of one room and use it in another. The beds that move easily from room to room were constructed with this thought in mind making them ideal for this purpose.

The davenport beds offer another solution of the present need for economy in space. These beds are simply good davenports with good beds built into them. A regular bedspring, mattress and bed clothing are used on them. (The bedding is in place but out of sight during the day.)

Considerable valuable space is saved in carefully planned homes by installing extension garment hangers in the clothes closets. The idea is this: an adequate number of hangers are suspended on an extension rod, and a slight pull on this rod carries the garments out into the room, greatly facilitating the hanging or selection of a garment without removing or unnecessarily disturbing the unneeded garments. A saving of approximately one half the closet space otherwise needed may be effected this way. Another point is that the garments are not crowded, wrinkled or torn when hung this way.

The cedar closet is a necessity to the

One of the latest built-in features—dressing table and closets combined

modern housewife, and this may be had fully made ready to install. But the woman who laments her inadequate closet space—and what woman does not?—will be forever silenced by the most valuable of all the pieces of built-in furniture,—the built-in closet.

This latest convenience consists in a combination of two closets with a dressing table between them, and runs the whole side of a room, some being even so low that they may be accommodated beneath sloping eaves. One of the closets is a hanging one with shelves above and shoe racks in two tiers below; the other consists of a series of the delightful drawers with low sides or shelves which pull out, whichever you choose to call them, which are so surprisingly convenient, and such an improvement upon ordinary drawers that no woman who has used them, ever willingly resigns herself to the use of the closets of the oldfashioned sort.

Between these closets is a dressing table of the most complete kind. Cupboards over it on either hand take up a narrow space between it and the closets, but are, however, wide enough to hold powder, perfume and such feminine necessaries. The doors of these are equipped with mirrors which, with the large glass above the table itself, form a triple mirror when open. There is accommodation for electric light above and for drawers and shelves below, while as a finishing touch, a dainty little seat to be used before the dressing table accompanies it from the cabinet maker. The completeness of the arrangements will, if desired, obviate the necessity of the cumbersome bureau which so overcrowds the small room.

It may be noted in passing that an arrangement such as this not only provides requisite closet space, but that it does so without consequent dwarfing of the room. If installed when the building is done, it may be set into the wall; even when this is not possible its depth is slight, while its apparent size is decreased by its similarity with the finish of the room—which, of course, it must match.

A built-in clothes chute is almost indispensable. Located in the bath room or hall and in a two story home, easily accessible from the first floor, soiled clothing is disposed of in a second. Most chutes are constructed so that the clothing is caught in the laundry basket in the basement.

The cost of furnishing a house with the built-in features is much less, and when spring house-cleaning time comes, it is with genuine relief that the homemaker realizes there are fewer pieces of furniture to be moved about.

Painting the Inside Wall

THE treatment of the walls is a most important factor in determining the appearance of the room and really should receive first consideration when a room is being decorated. It matters little if furniture, window drapes and rugs are attractive and harmonious if the walls are not in keeping, as the whole effect may then easily be spoiled.

Painted walls are much in vogue. The popularity of painted walls has come about quite naturally. Good taste demands that the decorative wall treatment be simple and suitable and painted walls are just that. Painted walls offer poor lodgement for dust and are easily washed with soap and water. The painted wall may therefore be considered very sanitary.

Painted walls offer the opportunity of lengthening the time between the periods of decoration and this results in an obvious saving. There are certain places where walls become soiled more quickly than others; for instance, finger marks show up near the electric light switches, water splashes around the bowl in lavatory or bathroom. There are numerous other areas that are likely to show soil quickly, while large portions of the wall are still fresh looking. On painted walls such defacements can easily be removed by washing.

Any little defects in the walls should be taken care of. All loose particles must be scraped off; then, the walls and ceiling gone over with a soft, fine bristled brush, removing the dust. After this, proper protection for the floor should be provided. A canvass large enough to cover a quarter of the floor makes a good drop cloth. Newspapers laid several thicknesses deep and overlapping, are a substitute. The important thing is to provide some sort of a drop cloth as even an expert workman would not think of trying to work without one. Drops of paint that fall on an unprotected floor dry quickly and are difficult to remove.

Sometimes the question arises whether paint can be used over wall paper. It can be used successfully if the paper is a porous paper and is absolutely firm on the walls, otherwise it is not safe.

Three coats of paint will cover almost any colored wall paper. If fewer coats are to be used, care must be exercised that the paint selected is dark enough to cover the paper.

Do not attempt to economize by using left-over paint for the first coat of some different color from what the finished wall is to be, thinking that it does not matter as it will be covered anyway. This is apt to be dangerous for unless the surface is built up and finished in some one color, the walls will not carry a pure tone, but will have a muddy effect.

It is in the selection and combination of colors that the opportunity for individual preference and expression lies. The old rule for the distribution of color in a room holds good: the ceiling should be light, the walls a little darker, and the floor covering the darkest. There should be small chance of making a mistake as modern wall paints are soft and mellow in tone.

The mottled effects are obtained by putting on a ground coat and allowing it to become perfectly dry and then blending with one or more different colors blended over the ground coat. The dif-

ferent colors should be mixed separately to a rather heavy paint with about half oil and half turpentine. These colors should be applied over the ground coat by simply putting them on in spots scattered over the surface, using a different brush for each color. The large spots of color may then be blended together and more or less wiped out with a wad of cheese cloth until the desired blend is obtained.

The very newest effect is obtained by stencilling figures over the entire walls about a yard apart. The figures should be tinted ever so slightly.

Another new method of painting inside walls that is popular because many varied effects may quickly be obtained is to choose two colors which may be different shades of one color, or two related colors such as green and yellow-green. The finish is produced by painting the walls with one of the colors. When dry the second color is applied over the first in sections about four feet wide. A large sheet of newspaper is crumpled into an elongated wad and rolled over and over down the wall. In doing this, portions of the second coat are removed so that the color of the first coat shows thru. The resulting design is free from formality and is original.

Another saving when it comes to redecoration is the fact that a single new coat applied over a three-tone finish will give a new color scheme. In this way at very small expense a room may be easily redecorated.

In painting wall boards it is a good plan to size the wall board. Any size appropriate for use on a plaster wall can be used for this purpose. Two coats of paint is usually enough for a finish, especially with a light-colored paint. One coat is often enough for a dark coat.

Soft green, brown, yellow and gray are all pleasing colors to use on wall board.

In selecting paint there is a choice between flat paints and oil paints. Oil paints present a softly luminous appearance, and while costing a little more, are easier to keep clean. Either is satisfactory.

There are different finishes for painted walls. The stippled effect is obtained by tapping the wall with a paint brush that has been dipped in the paint. The new filigreed finish is obtained by thus tapping against the wall with the same motion used when stippling with a brush. Care should be taken that the pores of the sponge are kept open so that an even filigreed pattern is produced.

When a two-color filigreed pattern is used, the second color can be applied over the first as soon as the first color has set.

Some of the loveliest color combinations to use in stippling or filigree patterns are: for a living room, dining room or a hall where a deep, rich color is desired, olive-green stippled in ever-green and circassin-brown and medium buff stippled in circassin-brown. Lighter color combinations are light buff stippled in ivory, azure blue stippled in white, pale blue stippled in azure and French gray stippled in pearl gray.

Floors and Their Care

HOW shall the hardwood floor be finished? How shall it be kept in condition? These are two of the questions asked most often by the practical housekeeper. In the first place there are two reasons for "finishing" a floor—and this applies to any floor, hardwood, or other material. The first is to protect the surface of the floor under the constant wear of passing feet, shod in no light material in most cases. The second reason for the floor finish—and it is entirely compatible with the first—is to make a good background for the furnishings of the house, or room.

With a little imagination one can realize that if, by means of a coating, the surface of the wood is never permitted to be exposed or uncovered, it can not be worn away. This is the mission of the "finish" of a hardwood floor. The floor can not receive wear until the varnish or wax, as the case may be, has been worn away. Replace the floor finish before it is worn off so that the bare floor will not be exposed.

In finishing a new floor the character or kind of wood must first be noted, as some woods are open grained and need to be filled in order to take a good finish. The first step in any case is to see that the floor is clean and smooth. If the floor is freshly sandpapered it will be clean. Oak is an open grained wood and requires filling. Maple and birch are close grained and take up so little filler that its use is not necessary, and is not usually recommended. If the floor is to be stained, the stain may be put into the filler. To make floors dark enough to serve as a good background for furnishings and rugs, most woods require a little stain. The ready-made filler may be thinned with turpentine or benzine. The filler should be applied with a brush.

The fine waxed floors of early days, when it was usual to expend much labor on them, are famous in story and picture. This same beautiful, durable finish can easily be duplicated on the floors of today by using the modern labor-saving mops and brushes. This finish has withstood the wear and ravage of centuries. Most of these devices and methods are scientific and may be depended upon to give a good job when instructions are followed.

Waxed floors besides being beautiful and distinctive have many practical advantages—they do not show scratches or heel prints—and traffic spots can easily be re-waxed as they show wear without going over the entire floor. Then too waxed floors are economical as they eliminate costly refinishing every year or two.

A new, easy way to wax floors is with liquid wax applied with a lambs-wool wax mop and polished with a weighted brush. It takes only a few minutes and with proper appliances, requires no stooping. Where paste wax is preferred, spread it on with a cloth or wax applier and then polish with a weighted brush rubbing first across the grain and then with it.

Even with the greatest care it is almost impossible to secure as good a finish as the first so that it pays to keep the floors in the best possible condition. It is recommended to polish or refinish floors twice a year.

Advantages of Softened Water

NOTHING makes a home so pleasant and comfortable as a never-failing supply of pure and clean soft water. Most people use rain or soft water every day for all household purposes other than cooking and drinking. In most cases this water is caught in a cistern and pumped into the home to places where it is needed.

Why isn't rain water or soft water used for cooking and drinking? In the first place it is dirty and discolored. When rain is precipitated from the clouds, it is fairly clean and free from dirt. As it falls to the ground it absorbs dust particles and soot particles from the air. From the roof and spouting of your home it washes more soot and other sediments into the cistern. The filter in the cistern removes a portion of the dirt from the water but it cannot possibly take out all of it so the rain or soft water you use contains a large amount of dirt and is discolored.

You may have noticed that rain water generally has a peculiar odor. This is evidence of its impurity. If you have ever noticed the dirt and sediment taken from your cistern when it was being cleaned you will readily understand why your soft water has a strange odor. When rain falls on the roof, it absorbs bacteria and other impurities. Birds often build nests in the eaves and these are often washed down into your cistern along with other rubbish. Mice, worms, snails, and other small forms of animal life frequently find their way into the cistern. As a dark, damp place a cistern forms an ideal breeding place for germs.

The soft water you use absorbs this decomposed animal and vegetable matter and you and your family endanger your lives by using this very impure water for personal and household purposes. These thoughts are not pleasant to think of but they should awaken thinking people to the danger of using rain water or cistern water.

It is now possible to soften pure city water in a clean, natural way. This is accomplished simply by connecting a "Water Softener" in the city water line in such a manner as to permit the city water to pass through it. The water softener is a steel tank containing coarse and fine beds of gravel and a mineral bed. Its installation requires no cistern, separate water supply, or double plumbing. The water filters upward through the mineral and in the process all of the "hardening" elements are extracted, thus making it better than your city water for drinking, cooking, and, in fact, for all purposes.

Not a word about operation. When the water softener is installed, and has supplied its full capacity of soft water, it must be reconditioned or regenerated. This is accomplished simply by flushing common table salt through the mineral and off into the sewer. A single control lever with three positions on the dial—"soften," "off," and "regenerate,"—controls the operation. A few minutes of flushing and the softener is again ready to deliver its full capacity, usually 1000 gallons, without further attention.

The cost of an upward flow, single control, water softener is, in most cases, less than the cost of a cistern, pump and double plumbing.

Heating Your Home

HOMES today are warm and comfortable and the home-builder need not worry about his heating plant. A cold home is a trial and a tribulation to its owner from first to last. No one cares to live in it and it is neither easy to rent nor sell a poorly heated house.

All of the various types of heating systems may be classed under two general heads: the direct and the indirect. In direct heating the heating surfaces are placed in the rooms to be heated. Hot water and steam radiators, also stoves come in this class. In indirect heating systems the heating surfaces are placed outside the rooms to be heated and air passing over them is heated and flows to the various rooms thru pipes or flues.

Indirect systems may be subdivided into two classes: those in which the air circulates by gravity and those in which the circulation is produced by a fan or some other mechanical device. "A good example of the gravity or 'natural' system is the hot-air furnace in which the circulation of air through the furnace and air ducts is produced by the difference in temperature and consequently in density, between the aid in the hot-air ducts and the cold air outside." In this system one large furnace is placed in the basement of the building, and the air is taken from the outside or recirculated from the house, passed over the surfaces of the furnace, and carried up through the flues to the rooms to be heated.

A hot-air furnace furnishes heat and ventilation inexpensively, requires little attention and does not deteriorate rapidly when cared for properly. Two objections lodged against the old type of hot-air furnace have been completely overcome in the reliable makes of heaters. One objection to a hot-air furnace was that when a very strong wind blew against one side of the house, air from the outside entered around the windows forming enough pressure in the rooms to prevent the heat from entering and made it difficult to heat the rooms on that side of the house.

Then the old style hot-air furnace was seldom dust-tight, and dust, ashes, and gases were carried into the rooms. These objections have been completely removed, the warm air furnace of today being so well constructed that there are no cracks or leaks for gas or dust to escape. There are two types manufactured, one has welded joints, the other is the cast block type.

Important as the subject of ventilation and humidity is, eight out of ten people give it little regard.

Dr. Evans, Chicago's health officer, remarked: "The prevailing practice is to humidify. A well designed furnace should have a large water pan so placed that much evapoartion results. Float valves can now be obtained which will keep this water pan full."

Satisfactory ventilation has come to mean that all of the rooms have sufficient air properly distributed free as far as possible from odors, impurities, dust, and bacteria. It should contain enough moisture and be at a healthful temperature.

Low humidities such as ordinarily exist in most buildings during the heating season are known to be detrimental to health, as the throat and nose membrane become dry and irritated. Proper humidification of the air is beneficial from a

physiological standpoint, but on the other hand, unfortunately, there have been certain difficulties in the way of its universal application. Many of the devices intended for the purpose are entirely inadequate to supply the moisture required by even a moderately sized room. On the other hand excessive humidity is undesirable as it causes a feeling of discomfort.

Samuel S. Wyer of the Smithsonian Institution has the following to say on the subject: "In most houses the room air is too dry for health and comfort." That is, the "moisture content" or humidity is too low. With porper humidity of air, not less than 30% lower temperature may be comfortably maintained and less fuel used.

To illustrate how inadequate the humidifying equipment often is: it would require the evaporation of ½ gallon of water an hour to maintain 40% relative humidity, with the room temperature at 70 degrees F. and the outdoor temperature zero if 4000 cubic feet of air per hour, the proper amount for an average one family house, is used.

One complete change of air an hour in an occupied room of a home is adequate. The outdoor air leaking in through cracks in floors, walls, around windows, and doors and through porous walls, is not objectionable. However, during high winds there may be as many as five changes of room air each hour. This not only wastes fuel, but may make adequate heating impossible. Prevention of unnecessary cold air leakage into a house not only saves heat, and therefore fuel, but decreases the dirt blown in. Respiratory diseases cause about one-third of all the deaths in this country. Practically all other forms of bacterially caused diseases have been brought under control in the last fifty years, while respiratory diseases have increased. The seasonal cycle of pneumonia, where house heating is necessary, is startling.

No article on heating can be considered complete without mention of a heat-regulator. These devices are a real economy besides being a labor-saver. No matter how satisfactory the furnace or the boiler are, unless they are regulated so that they distribute an even, healthful heat they are inadequate. Proper heat regulation means economy in fuel, economy in repairs and upkeep of the heating plant; uniform temperature with its resulting comfort, health and convenience.

A heat regulator saves, on an average, 20% in fuel. Without such a device the average consumption of soft coal per annum is about 15 tons. At $10 per ton, the outlay for fuel is $150.00. With such a device the consumption is one fifth less with a saving of about $30.00 a year. Eliminating the added conveniences and comfort which result, economf alone justifies the installation.

One of the most popular of these devices consists of a thermostat placed conveniently on a wall, a small motor which operates the dampers of the furnace, and a small clock attached to the thermostat. The combination enables one to regulate the hour in the evening at which he desires to lower the temperature for the sleeping hours. Without further attention the thermostat continues day after day during the winter season automatically adjusting the dampers when you go to bed at night for the proper sleeping temperature and raising the temperature before the rising hour in the morning to the proper daytime warmth. With thermostat control, the house is never over-heated or under-heated, a most important point in a home where there are old people or young children.

Fuel Oil for Heating

AFTER adding to the producing cost, the heavy tolls of transportation, distribution and the profits of a chain of large and small jobbers and retailers, the cost of a ton of anthracite coal in the bins of a householder reaches the almost prohibitive figure of $15.00 to $18.00.

But the householder's troubles do not end here. He must clean his heater frequently (and his furnishings at least once) and proceed to shovel two to four times a day and then dig out a goodly percentage in the form of ashes and clinkers.

In using oil fuel, a tank is buried in the yard, walled into or below the basement floor, with no loss of space whatever. A tank truck drives up, connects a flexible hose to the fill line and in ten minutes the supply is in without noise, dust or dirt.

With oil fuel, no one dreads starting the furnace frequently, or worries over the loss of fuel by such practices, for it is only necessary to light the gas pilot flame and thereafter the thermostat will start and stop the fire, maintaining the house temperature at the desired point and with no waste of fuel. And does the tired business man hurry into the basement mornings before shaving to feed a modern dragon and cart away its excreta? He does not. He sleeps a half hour longer and gets up to find his home warm, his wife good humored, and all the children happy and well. Hurrah!

For the same amount of heat delivered to the home, 150 gallons of oil fuel is equal to a ton of average coal, but remember that with the automatic janitor there is a limitless reservoir of heat waiting to flow into the home, hence, when a sudden cold snap comes, the gate opens and the house remains warm. With coal, extra attention is given, the house chills and fuel is saved at the expense of comfort. Because the automatic janitor stands ready to supply every demand, the actual equivalent to coal is slightly greater but the increased efficiency tends to offset this.

Credit the automatic janitor with:

Ability to live comfortable in a home instead of a flat.

Increased health and earning power for himself.

More time for himself, his family and his avocation.

The regulations of the National Fire Prevention Association and of many municipalities recognize these advantages of oil as a fuel and no longer list it as a more hazardous fuel than coal. All insurance companies readily attach riders to their policies permitting its use without increased rates.

Oil fuel is the answer to the housing problem, for it gives the home owner all the comforts of the hotel or apartment, including automatic heat supply and automatic hot water supply and all at a cost within the reach of everyone.

Casement Windows

"There is a romance in the words, 'casement windows'"

THE prospective builder discovers that building a new home involves a thousand and one choices. First the lot is chosen, and then the style of architecture that will best suit his needs, express his taste, and suit the site. Then a thousand and one small choices are made in conference with the architect. He goes over the plan and specifications from the shingles on the roof to the basement floor. While the task is highly interesting, still it is with a sigh of relief that he discovers there are but two types of windows from which he must make his choice: the double hung and the casement.

The double hung window is the "common ordinary garden variety" that slides up and down and is well known generally. It originated in Holland. The Pilgrims caught the idea of this sort of window during their sojourn in Holland and used it in their new homes in this country. During the intervening years the double hung window has been used over and over again without special consideration as to its beauty, convenience, or utility.

To begin with, casement windows admit twice as much air as the same size double hung windows, as the latter are never more than half open when they are opening their widest. Casement windows really bring the beauties of the outdoors indoors, for when they are flung wide open the loveliness of the flower garden, the strip of lawn; the distant hills are so plainly visible that there is no feeling of being shut up in a house away from it all.

With casement windows a bedroom may become a sleeping porch

Then there is a romance to the words "casement windows." They bring to mind quaint, thatched cottages in far-off England and France. A home that is so plain it is classed as ordinary may be given distinction by the use of casement windows. It is done time and time again. Sometimes the architect sees fit to use both casement and double hung windows in the same house to give an interesting variety to the exterior and a greater elasticity and convenience to the arrangement of rooms.

These questions are occasionally raised by prospective builders: Is it correct to use casement windows in a stone house, in a brick house, in a colonial, in a cement, in one of Spanish inspiration? "Yes," is the answer to all of these questions. Occasionally an architect is questioned as to whether it is advisable to use casement windows in a country where there are frequent storms. "Are they really weather-proof?" is the way the question is put generally. The answer to this question is: while there are casement windows on the market whose manufacturers have not yet succeeded in making them absolutely weather-proof, there are casement windows guaranteed in this respect and put out by reliable manufacturers that are absolutely weather-proof.

Other qualifications necessary to complete satisfaction have been fulfilled, also. Some of these are: a maximum or a minimum of ventilation without a draft is possible; the windows are so constructed that they work easily and quietly; windows and screens are planned so that there is no interference between them; windows are self-adjusting, so that the wind cannot rattle or slam them shut, thus enabling perfect control of the ventilation; and the windows are easily washed from the inside.

While the subject of how to successfully screen the casement window was a baffling one at first, this has now been solved in several practical ways. There are excellent adjusters on the market that make it possible to open or close the windows through the screen. Sliding screens that make the windows easily accessible placed next to the sash on the inside are

used, too. The shades and draperies are then placed on the inside of the screen. This allows the operation of the shades without opening the screens each time, and in addition, the screen acts as a protection against the shades and drapes being blown out of the window when open.

To be really efficient, windows must shut out storms, operate freely, and stand up under varying weather conditions. Solid steel construction with strongly welded corners makes an exceptionally durable window, one that has strength to remain true and rigid through many years of service.

Wooden casement windows are not made in stock sizes but are made to order for individuals. In most instances the hardware in furnished by a different firm from the one making the sash (special prices are made by the mills on orders for ten or more windows of a size), so there is a financial saving in using a great many windows of the same size.

The proper proportions for the best artistic effect should be observed in determining the size: a "square" casement window never has the beauty that a window planned on the same proportion as average doorway. When the casement windows swing out, the storm sash is on the inside, as are the screens. They may be either hinged or made to slide.

The return of the popularity of the casement window is most welcome to all architects and homebuilders who like to see the principles of beauty worked out so long ago, kept alive. It is encouraging after lapse during Victorian period.

The casement window adds charm to the built-in seat

Insulation

FULLY 40 per cent of the heat losses in the average house can be attributed to neglect of insulation.

If leaking air stained the walls and ceilings as a water leak does, we would have houses much easier to heat, because the air leakage which permits an unnecessary waste of heated air would be apparent and stopped. The difference in coal bills between leaky construction and tight construction, will in a few years repay for thorough insulation in the first building.

An important advantage of insulating houses, not expressed in dollars and cents is the uniformity of temperature that they maintain. Uniform temperature helps to prevent illness and gives comfort.

In this country frame wall construction, that is, a framework of studding, covered on the outside with sheathing, building paper and siding, shingles, stucco or brick veneer is very largely used. This method leaves air spaces or air pockets between the studs. These air spaces are friend or enemy, depending on how we treat them. With the temperature in the room at 70, that of the air space is somewhere between 70 and the outside air. If the outside of the wall is tight, the space temperature approximates that of the inside air. If, however, the outside finish is loose and open, the space temperature is low and there is constant loss of heat; showing that insulation of the wall is most important.

Unless insulation material is provided, it rests with the sheathing and building paper to be the protecting elements of the wall, which are not sufficient because, sheathing and building paper can stop infilteration of air but not the passing of heat. Sheathing boards should never be butted together as there is sure to be a shrinkage which will open up cracks and even the best of building paper should not be expected to act as sheathing, too. Sheathing should either have a tongue-and-groove or a half-lap joint and knot holes and cracks should not be permitted in it.

The lath and plaster which forms the inside of the wall is porous, permitting the air to pass easily through it and this is one of the weaknesses of this construction.

Roofs are more extravagant than walls in the loss of heat. The ordinary shingled roof will transmit 50 per cent more heat than the ordinary side wall. The insulation of roofs proves proportionately more effective.

If the air spaces in the wall are to form insulating cushions they must be closed at the top and bottom of the wall, otherwise they act as flues with open circulation. Figure No. 4 shows a construction which, unfortunately, has been all too common in some of the older and more cheaply built houses. With a circulation of air from basement to attic, no wonder they were hard to heat. Many a disastrous fire has swept a house through those same flues. These spaces may be closed by the insertion of filler blocks shown in figure No. 5, solid black. The filler blocks entirely shut the wall off from both basement and attic.

In new buildings, better construction prevails. A customary method is to floor over the entire basement as far as the line of the sheathing and set the studs on plates laid broad side down on top of this floor, as shown in figure No. 6. If the ceiling beams rest on the plate at the top of the wall it will be effectually closed to the attic. Insulation set in between the studs is shown.

Since plaster is porous and heat as well

as air easily passes through it, the attic should always be floored or covered with insulating material, whether the attic space is to be used or not. The same consideration should be given to walls or partitions of rooms finished under the roof. Figure No. 6 shows how heat may be lost to unused space if such precautions are not taken. It is only because people do not understand the conditions that this type of construction is ever permitted. The cost of additional insulation is so small a figure in comparison with the total cost that first cost does not stand in the way of more efficiently built houses.

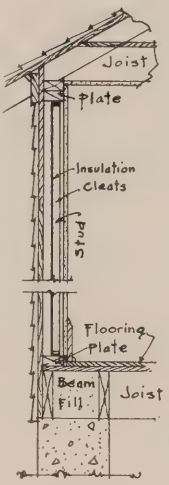


FIGURE #6

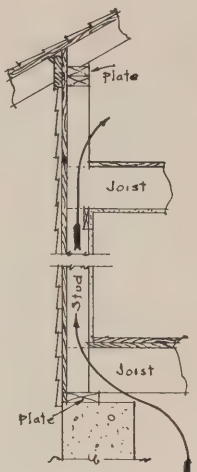


FIGURE #4

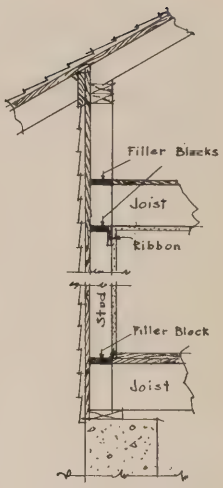


FIGURE #5

The Latest in Bath Room Plumbing

"BE satisfied with nothing short of the best in plumbing and you will save yourself much annoyance, fixture expense, and what is still more important, you will safeguard the heath of your family."

"The best in plumbing" does not mean the highest priced fixtures. A model bathroom may be installed in any home at a cost determined practically by the amount the owner wishes to spend. It is the careful selection of fixtures, the convenient fitments, and the decorations rather than costliness that make the model bathroom.

Select your fixtures from recognized, standard lines for it costs just as much to install fixtures of indifferent make that you may have to replace in a few years as it does to install fixtures of a dependable quality which last a lifetime. The difference in first cost between a poor lavatory and a durable one is small. Buy good fixtures.

A small bathroom will often serve by employing a recessed tub tiled in. A shower bath may be arranged at one end of the tub, a draw curtain converting the bath tub into a shower receptor.

One of the nicest things about equipping the bathroom is that it is not obligatory to purchase a particular set up as it stands.

A little refinement that is comparatively new is the separate dental lavatory. It is set high enough in the wall so that no one will have to stoop in using it and makes it no longer necessary to wash the teeth in the same bowl where the rest of the toilet is accomplished. The towel rods, shelves, holders for the tooth brushes and a drinking glass, built-in soap dishes, and all the minor necessities have received the same care and thought as the larger pieces.

The medicine cabinet more than fulfills the purpose that it was designed for. It not only holds the supply of first-aid salves, ointments and medicines, but it provides a place for a supply of tooth

paste, shaving cream and soap.

New colors are being used for bathroom decoration, in lovely seagreens, and vivid blues. The dainty shades in these colors set off the pure whiteness or ivory of the plumbing fixtures to excellent advantage.

Plastering

THERE are many different kinds of interior plaster in use today, cement, lime, gypsum, magnesite; also combinations of these materials and special brands.

Most plasters are mixed with sand. Where clean sand is not available, plasters can be secured which have the correct amount of sand already added. A form of gypsum plaster comes mixed with wood fiber in place of sand. Lime usually has hair added to it as a binder. Portland cement plaster is applied much easier if a small amount of hydrated lime is added. The directions furnished by the manufacturers are important and in all cases should be carefully followed.

Different forms of decorations require different wall surfaces. In kitchens and bath rooms, the plaster should be troweled smooth. It should also be smooth wherever it is to be papered. A sand finish looks well when walls are tinted. In many of the finer homes of Spanish or Italian design the rough troweled surface is popular.

The base to which the interior plaster is applied may be metal lath, special plaster base or ordinary wood lath.

The use of metal lath adds much to the fire resisting qualities of any wall or ceiling and prevents cracks from appearing in the plaster. Expanded metal lath is made by slitting metal sheets, expanding the small portions where slit and stretching the sheet so as to produce a series of small openings. Other forms are made by stamping sheets of metal but not expanding. Either kind is sometimes furnished with heavy ribs to give rigidity. Metal lath is usually galvanized or painted. Another form of metal lath consists of steel wire similar to screening, but with much larger meshes and heavier wire. In one case the size of meshes is ½ in. sq., in another 2 in. sq. A form of plaster base consists of the coarser meshed wire backed up with a heavy building paper.

Metal lath should be applied with the long dimension across the studs or joists except when ribbed; in which case, the ribs are placed against the supports. If wood lath is used, the placing of metal lath strips in vertical corners between walls and ceiling will prevent cracks at these weak points. Metal lath placed under stairways, back of ranges, around fireplaces and at all points close to flues or heating plants adds protection.

Special plaster base consists of selected wood strips beveled to form a key for the plaster and fastened to fiber board which has been coated with asphalt mastic. It comes in rolls 32 or 36 inches wide and is very quickly applied to the studs. A saving in plaster will result when this base is used because the fiber board prevents plaster from falling down between the studding when applied, as is the case with other types of lath. The insulating value of asphalt coated board is another important consideration.

Wood lath if used should be non-staining and should be spaced so as to give a good key for the plaster. Wood lath must be thoroughly water soaked before applying first coat of plaster so that the lath will not absorb more moisture from the wet plaster.

Lighting Your Home

IT is not putting it too strongly to say that the subject of lighting the home has never received the attention that is has been getting within this last year.

People everywhere are realizing that the reason there is so much poor eyesight is that the lighting in the majority of homes is inadequate. Often the lights are poorly shaded, causing a glare which is just as injurious as too little light. Again, the lights may not be properly placed.

The transition from lighting the home with a tallow candle to our present lighting has been a great change, and there is little wonder that many mistakes have been made. Many people feel that they have the best possible light when they exchange their kerosene lamps or gas, for electric lights and they do not go the necessary step farther and assure themselves that the lights are located and shaded so as to prevent both of the two evils—gloom and glare.

The selection or making of a lamp shade is apt to be so highly interesting in the opportunity it affords for a spot of beautiful color that the reason for having the shade is defeated and the lamp is not really shaded at all. If the material that the shade is made of is so thin that that the bright filaments which provide the light shine through the shade, it is not a good shade no matter how pretty it may be. The bright spot or filament showing below the shade is another common fault. Observation has proven that when we tire of having a bright light in the room, it is this glare or excessive brightness which is bad for us, rather than too much light.

Our ability to have plenty of light and have it just where we need it is limited only by the number of outlets available for lighting equipment; hence the increasing number of convenience outlets that are being used. In general there should be one of these for each fifty square feet of floor in the room. Those convenience outlets are now made so that two different devices may be attached to one outlet.

In taking up the matter of lighting room by room, the living room is considered first. In lighting this room two things should be accomplished: there should be proper light for reading, writing, or playing and enough general illumination to make the room pleasant or attractive. Ordinarily, the living room needs one fixture in the center of the ceiling to give a gentle diffused light that spreads over the whole room. The bulbs in this fixture may total from 150 to 200 watts. When a living room is extremely long and narrow two ceiling fixtures used so that the light is spread to the ends of the room is a more effective arrangement.

Bracket fixtures with 25 watt lights used on the walls, make charming spots of colored light that are highly ornamental, although not greatly useful for supplying light. When bracket fixtures are planned to supply useful light, they are apt to be so bright and so much on a level with the eyes that they are annoying. Portable floor lamps, bridge lamps, and tabel lamps give the intensive lighting necessary for reading, sewing, and writing. These lamps should have deep shades which turn the light downward or upward. They need bulbs of 50 to 100

watts. These are placed where they are used the most and usually give enough light for the purpose needed without using the ceiling fixture except when general lighting for the entire room is desired.

The usual arrangements of the portable lamp in the living room is something as follows: a floor lamp near the piano, a bridge lamp near the large easy chair (either a bridge lamp or a table lamp on a side table near the chair, so that a "reading group of chair, table, and lamp" is formed) and one or two lamps, depending on the size of the living room, on larger tables.

The sun room is the best lighted room in the house during the day, but after dark, shares the "gloom" of the kitchen. The tendency of the modern family seems to be more and more to "live" in the sun room, so that the lighting needs to be carefully planned.

What creates a more unfavorable impression than to enter a reception hall that is gloomy from insufficient light? An attractive ceiling fixture is the most practical thing for general lighting. If the bulbs used total from 50 to 100 watts, good lighting is secured for the hall unless it is unusually large. The upstairs hall is usually lighted best by a ceiling fixture helped out by bracket fixtures when the hall is large. Three-way switches that make it possible to turn on the light from upstairs or downstairs are the only sort to use here, as may be readily seen.

In the halls an average total of from 50 to 150 watts is required.

In the dining room the dining table is the center of interest and needs to be flooded with soft light. The rest of the room needs to be cheerfully lighted, of course, but not quite as brightly as is the table top. In this room it is easy to make the mistake of placing the fixture so that part of the light is not thrown down on the table but lost upwards. Here again care must be exercised to see that the lighted filament is not visible to the people seated at the table. This fixture needs from 100 to 200 watts, using bulbs of 25 to 100 watts, according to the number of sockets. Bracket fixtures on the walls and candelabra on the buffet should be designed to contribute an interesting color note to the room.

It is most important that the lighting in the kitchen measure up to standard, for the health of the family depends upon the work that is done in the kitchen. Deep shadows on the dishes in the kitchen sink and on the stove make it impossible to do the work in a sanitary way. Unless the lighting is well planned, it is hard to see into the oven, the icebox, and the cupboard by artificial light.

For proper lighting there should be a dense milk-white all-enclosing glass fixture right up at the ceiling in the center of the room. The globe should be of a flattened shape so that the light will be diffused over the whole room. A 150 watt daylight bulb or a 100 watt clear bulb may be used here.

In addition, there should be a bracket fixture over the sink and over the kitchen stove, if the kitchen is of any size, just high enough to be out of the way. Properly shaded and equipped with 50 watt bulbs, these will insure good lighting.

In the bedrooms it is desirable to have bracket fixtures on the walls at either side of the mirrors of the dresser, dressing table, and chiffonier. These should be close to the furniture and with 25 or 50 watt bulbs. The central ceiling fixture should be shaded so that anyone lying in bed need not be annoyed by having to gaze directly up into the light filaments of the bulb. A lamp is needed for a night lamp and for reading. It is generally placed on a small table near the

head of the bed within easy reach.

"Have the light in the bath room arranged so that I can see to shave," is the demand of most husbands. So the bath room mirror becomes the greatest problem in properly lighting the bath room.

The proper way to light the mirror is to place a bracket fixture on the wall on each side of the mirror at eye level. The best specifications require the milk-white glass shades open at the top, which entirely conceal the 50 watt bulbs. and diffuse the light.

Lighting Fitments for the Home

THE constantly increasing demand for beauty in the home has made a radical change in styles of lighting fitments. For example, the combination gas and electric chandeliers with their imitation cut-glass shades and metal filigree work have been discarded for a more simple and usable unit.

Lighting effects that are both beautiful and practical are attainable today at very reasonable figures. For general home lighting there are well designed fitments that will give either a strong, direct light, or others that will diffuse the light to a gentle radiance over the entire room.

Central lighting, aided by individual lamps is desirable for a large room, and because a central lighting fixture is always conspicuous, it should be chosen with great care. There are well designed fixtures in bronze, brass, iron, or silver with exquisite shades to match for every "period" type of room, and there are fitments that are suggestive of no particular period which are suitable for the home furnished in a more general way.

Wall brackets have grown so in popularity within the last few years, that they now very frequently replace the central fixture in some of the smaller living rooms. The style used most often is that of the two branch sconce, each fixture having its own switch in addition to the general control.

In buying lighting fixtures or fitments as we shall call them, the main points to consider, are simplicity of design and harmony with the general decorative scheme. For example, wrought-iron candlesticks which would give just the right touch to a Spanish interior, would be a discordant not if used in a room where the plan of decoration called for silver finish and amber pendants. If we enjoy having our furniture represent a historic period, it is only consistent that our lighting should be a happy union of a period effect, coupled with the best that modern ingenuity and invention has to offer in electricity. The electric sconces that me use now are merely the old candle bracket with a stronger and better controlled light. We use a candelabra with electric candles instead of wax and the reading table is lighted by a table lamp instead of by numerous candles.

The soft glow of shaded lamps rivals the beauty of the open fire on the hearth. The variety in the vase type of lamp is wide. There are vases of colorful Spanish and Italian pottery, Chinese porcelians, cloissone, and lusters. There are many from which to choose.

Besides the vase lamp there is the desk lamp, the boudoir lamp, and the bridge lamp. This last named type is generally finished in polychrome and is made of carved wood or wrought iron, and is small enough to be moved about easily. It takes up very little room and gives a light just where it is needed for reading.

A few notes that may help in the choice of lighting equipment follow. For sun parlors or enclosed porches furnished in wicker, use the wicker lamp to match furnishings. Sun room furniture in black enamel finish would call for a wrought iron lamp, the shade to have flower design to match the design in furniture. The vellum shade is especially suitable for these sun room lamps.

The general opinion among the people whose business it is to solve the home lighting problem successfully seems to be that "the fixtures should be selected to fit the room from a decorative point of view, and to convey the impression that it is a sun room even though it be evening."

Porches and vestibules are lighted either with ceiling or bracket fixtures. Bracket fixtures in the form of lanterns may be used on the wall at either side of the main entrance.

Interesting ship lanterns are quite the thing now for this purpose. Antique Chinese and Japanese lanterns are good too.

Lighting on the outside of the house may be considered a protection as well as a convenience. The fixtures should be selected with the idea of getting something that will withstand the weather and at the same time be ornamental and in keeping with the architecture.

Bracket fixtures in the form of lanterns may be used on the wall at either side of the main entrance. Side and rear doors should be provided with one fixture, either beside the door or directly over it.

A house may be equipped with lights which serve as an economical and efficient protection against intruders. (A system of light bulbs is installed under the eaves or in the cornice on the exterior that may be turned on by switches, connected both upstairs and down, and illuminating the entire exterior of the house.) Turning on the lights would attract the attention of an officer to any prowler who might be attempting to gain entrance.

A light bulb on a long extension cord, is very handy as it permits the light to be safely used wherever needed in the garage. Most convenient of all, garage doors may be made to open by an electric switch placed so as to be operated from the car before entering or leaving the garage. The lights may be operated from a switch inside, or may be so wired that when the machine touches the sill, an automatic switch will turn on the lights in the same way that they are operated in opening and closing a closet door.

The latest and best type of luminaries for use in the kitchen consists of a ceiling fitter holding a white diffusing glass globe mounted in the center of the ceiling. This unit is out of the way so that it is not apt to get broken, and is not liable to produce a glaring light.

Illuminated house numbers and provision for attaching the radio complete the usual lighting arrangements.

Roofing

"WHAT shall I put on my roof?" is as frequently asked as, "What will this house cost me?" There are several excellent roof coverings which we shall discuss in the following order: asbestos shingles, asphalt shingles, wooden shingles, slate, and tile.

Asbestos

Taking up the asbestos shingle first, the question comes to mind—what is asbestos? It is a fibrous mineral substance

Fibrous mineral substance from which asbestos is made

somewhat reesmbling flax in its crude state. (See illustration.) In fact, it is a mineral flax, so called because it crystallizes in fibres instead of in the ordinary crystals. The old Greek and Roman remnants of antiquity, composed largely of hydraulic cement, remain mute witnesses of the everlasting quality in this material and so we find that asbestos fibre, when combined with cement, deposited thereon in the course of manufacture, produces a material that is fireproof, indestructible and everlasting.

With such qualities in the raw material, the finished product of an asbestos shingle results in an indestructible or "Last Forever" shingle; a shingle that is tough and elastic and is never injured by the most severe exposure to sea air or water. Fireproof qualities are exceedingly important and one of the strongest characteristics of asbestos and cement is fire resistance. As you know, asbestos is the material used to cover boilers and steam pipes, because of its fire-resisting qualities and as an insulator against heat and cold. This makes the shingles especially desirable for roofing a residence. Asbestos shingles shut out the heat of summer and prevent the inside heat of winter from going out through the roof.

Asbestos shingles are made in different sizes, shapes and colors with smooth and broken edges like slate. They are square 8x8, 12x12, and 16x16. The rectangular shingles are 4x8, 6x12 and 8x16 inches.

In using asbestos shingles, the roof boards should not be over six inches wide, should be laid close and securely nailed. The roof boards should be seasoned and dry and covered with water proof paper. The base is then ready for laying the shingles.
the shingles.

Each shingle is nailed with two, 1½ inch galvanized needle point nails; nail holes being drilled in the shingles at the factory. The application with any of the square shingles will be the same regardless of the size.

Asbestos shingles may be cut or sawed, shaping them to fit around dormer windows and chimneys without fear of injury to the shingles surrounding them.

With the many good features combined with economy of application and maintainance, fireproof qualities, toughness and elasticity, asbestos shingles make a splendid roofing material for the prospective home-builder who demands beauty and durability.

Asphalt

The asphalt shingle come in many pleasing designs and in soft blending colors. It is a roofing that is suitable for every style and type of home. Asphalt shingles make a most durable as well as a beautiful roof and the high class asphalt shingle is given an indestructable color. The color is lasting because it is secured by a surfacing or a coating of crushed granite, slate, mica, or rock cork; materials that retain their natural mineral colors. These particles of stone never change the color given them by nature, other than to take on richer and more beautiful tones from exposure to the elements.

High grade asphalt shingles are also fire resisting because of the stone or crushed rock surfacing. Homes that are roofed with asphalt shingles will save the owner some money on fire insurance because a roof of that type earns a low rate of insurance. A house roofed with asphalt shingles also saves money for its owner on account of the long life of the roof.

Slate

Speaking of long life in shingles, no material can claim greater life than slate. Like asbestos, slate produces a roof "everlasting." For artistic effects, the slate roof, laid always in nature's colors, stands on a par with any material. Slate shingles offer an unlimited choice in shapes, sizes, and thickness; in fact, we might say they are marked in texture, graduated in exposure and in thickness. They come in random widths and color blendings.

Wood

Wood shingles as mentioned in a preceding article, "The Exterior Wall," are manufactured from Cedar, Cypress, Fir or Pine. On roofs with a rise a 8" in 12 or steeper pitch, an exposure of 4½" to the exposure should be reduced. On pitches less than 5-12, shingles should not be used. A pleasing effect may be obtained on some houses by doubling the shingles every few courses.

Wood shingles will last many years if properly protected and the way to do this is to either dip them in creosote stain before applying or apply shingles which come from the factory thus treated. A coat of creosote stain from time to time will not only preserve a wood shingle roof but will keep up its appearance.

There is a charm to the thatched roof with its picturesque unevenness and its rounding edges. This effect is obtained by the use of curved forms in the roof framing and by the application of special curved shingles which are bent either with or against the grain, depending where they are to be used. The lower edges are sawed unevenly and the shingles are laid in courses of varying width, quite narrow on the curves and wider on the straight portions of the roof. Shingles for thatched roofs come in bundles, curved or straight and in a variety of colors. All of one shade may be used or a combination of shades.

Tile and Metal

Roofing tile is usually made of shale or clay. It comes in many designs, the so called "Spanish" style being in harmony with the new Spanish or Italian houses. The colors obtainable are red, green and brown or variations of these. Sometimes different colored tiles are used together with good effect. A tile roof when properly laid is beautiful and lasting. Tile similar in shape and style to the Spanish clay tile is also made of cement and of metal.

HOME BUILDER'S GUIDE—DIRECTORY

BUILDING MATERIALS — HOME EQUIPMENT

What and Where to Buy

BASEMENT WINDOWS—STEEL

Detroit Steel Products Co., Detroit, Mich.
Truscon Steel Co., Detroit, Mich.

BRICK

American Face Brick Assn., Chicago, Ill.
Common Brick Assn., Cleveland, O.

CABINETS

Hess Warming & Ventilating Co., Chicago, Ill.
Hoover Mfg. Co., New Castle, Ind.
McDougall Co., Frankford, Ind.

CASEMENT WINDOWS

Detroit Steel Products, Detroit, Mich.
David Lupton's Sons Co., Philadelphia, Pa.
Truscon Steel Co., Detroit, Mich

CASEMENT WINDOW HARDWARE

Richards-Wilcox Mfg. Co., Aurora, Ill.

CEMENT

Alpha Portland Cement Co., Easton, Pa.
Atlas Portland Cement Co., New York City
Lehigh Portland Cement Co., Chicago, Ill.
Portland Cement Assn., Chicago, Ill.

COAL CHUTES

Kewanee Mfg. Co., Kewanee, Ill.
Majestic Co., Huntington, Ind.

CONCEALED BEDS

Concealed Bed Corp., Chicago, Ill.
Murphy Door Bed Co., Chicago, Ill.
White Door Bed Co., Chicago, Ill.

COPPER AND BRASS FITMENTS

Copper & Brass Research Assn., New York City

DOORS

Morgan Sash & Door Co., Chicago, Ill.
Payne Lumber Co., Oshkosh, Wis.

DOOR HANGERS

National Manufacturing Co., Sterling, Ill.
Richards-Wilcox Mfg. Co., Aurora, Ill.

FLOORING

Arkansas Oak Flooring Co., Pine Bluff, Ark.
Birch Mfgrs., Oshkosh, Wis.
E. L. Bruce Co., Memphis, Tenn.
Maple Flooring Mfg. Assn., Chicago, Ill.
Oak Flooring Bureau, Chicago, Ill.
Southern Pine Assn., New Orleans, La.
Wisconsin Land & Lbr. Co., Hermansville, Mich.

FLOOR WAX

S. C. Johnson & Son, Racine, Wis.

FRAMES—Door and Window

Anderson Lbr. Co., Bayport, Minn.
Morgan Sash & Door Co., Chicago, Ill.

HARDWARE

P. & G. Corbin Co., New Britain, Conn.
McKinney Mfg. Co., Pittsburgh, Pa.
National Mfg. Co., Sterling, Ill.
Richards-Wilcox Mfg. Co., Aurora, Ill.
Russell & Erwin Mfg. Co., New Britain, Conn.
Sargent & Co., New Haven, Conn.
Stanley Works, New Britain, Conn.

HEATING PLANTS

Furnaces

Hess Warming & Ventilating Co., Chicago, Ill.
L. J. Mueller Furnace Co., Milwaukee, Wis.
Thatcher Furnace Co., Newark, N. J.

Hot Water

American Radiator Co., New York City
Burnham Boiler Corp., Irvington, N. Y.
C. A. Dunham Co., Chicago, Ill.
International Heater Co., Utica, N. Y.

HOLLOW TILE

Hollow Building Tile Assn., Chicago, Ill.
National Fireproofing Co., Pittsburgh, Pa.

HEAT REGULATORS

Minneapolis Heat Regulator Co., Minneapolis, Minn.

INCINERATORS

Heimbach Incinerator Co., St. Paul, Minn.
Kerner Incinerator Co., Milwaukee, Wis.

INSULATION

Bishopric Mfg. Co., Cincinnati, O.
Samuel Cabot, Inc., Boston, Mass.
Celotex Company, Chicago, Ill.
Flaxlinum Insulating Co., St. Paul, Minn.
Union Fibre Co., Winona, Minn.

LIGHTING

General Electric Co., Schenectady, N. Y.
Handel Co., Meriden, Conn.
Harvey Hubbell, Inc., Bridgeport, Conn.
Edward N. Riddle Co., Toledo, O.

LIMESTONE

Indiana Limestone Quarrymen's Assn., Bedford, Ind.

LINOLEUM

Armstrong Cork Co., Lancaster, Pa.
Nairn Linoleum Co., Kearney, N. J.

LUMBER

Arkansas Soft Pine Assn., Pine Bluff, Ark.
Birch Mfgrs., Oshkosh, Wis.
California Sugar Pine Mfgrs. Assn., San Francisco, Cal.
Long & Bell Lbr. Co., Longview, Wash.
Pacific Lumber Co., New York City
Southern Cypress Mfg. Assn., New Orleans, La.
Southern Pine Assn., New Orleans, La.
Wisconsin Land & Lbr. Co., Hermansville, Mich.

HOME BUILDER'S GUIDE—DIRECTORY

MANTELS AND ACCESSORIES
Hornet Mantel Co., St. Louis, Mo.

METAL LATH
Associated Metal Lath Mfgrs., Chicago, Ill.
General Fireproofing Co., Youngstown, O.
Milwaukee Corrugating Co., Milwaukee, Wis.
N. W. Expanded Metal Lath Co., Chicago, Ill.
Truscon Steel Co., Detroit, Mich.

MILLWORK
Anderson Lumber Co., Bayport, Minn.
Morgan Sash & Door Co., Chicago, Ill.
Payne Lumber Co., Oshkosh, Wis.

OIL FUEL BURNERS
Winslow Boiler & Eng. Co., Chicago, Ill.

ORNAMENTAL IRON
The Dow Co., Louisville, Ky.
Stewart Iron Works Co., Inc., Cincinnati, O.

PAINTS
Carter White Lead Co., Chicago, Ill.
Devoe & Reynolds, New York City
Lowe Brothers, Dayton, O.
National Lead Co., New York City
Sherwin-Williams Co., Cleveland, O.

PLASTER
Best Brothers Keenes Cement Co., Medicine Lodge, Kan.
National Lime Assn., Washington, D. C.

PLUMBING
Fairfacts Co., New York City
Kohler Co., Kohler, Wis.
Standard Sanitary Mfg. Co., Pittsburgh, Pa.

REFRIGERATORS
Herrick Refrigerator Co., Waterloo, Ia.

ROOFING MATERIAL
Asbestos Shingle, Slate & S. Co., Ambler, Pa.
Copper & Brass Research Assn., New York City
Milwaukee Corrugating Co., Milwaukee, Wis.
N. & G. Taylor Co., Philadelphia, Pa.

Tile—Clay
Ludowici-Celandon Co., Chicago, Ill.
Mound City Roofing Tile Co., St. Louis, Mo.

SCREENS
Cincinnati Fly Screen Co., Cincinnati, O.
Gilbert & Bennett Mfg. Co., Chicago, Ill.
Higgin Mfg. Co., Newport, Ky.

SHEET METAL
Copper & Brass Research Assn., New York City
New Jersey Zinc Co., New York City
N. & G. Taylor Co., Philadelphia, Pa.

SHINGLE

Asbestos
Asbestos Shingle, Slate & S. Co., Ambler, Pa.

Asphalt
Flintkote Co., Chicago, Ill.
Lehon Company, Chicago, Ill.
B. F. Nelson Co., Minneapolis, Minn.

Metal
Edwards Mfg. Co., Cincinnati, O.

Slate
Vendor Slate Co., Easton, Pa.

Wood
Creo-Dipt Co., No. Tonawanda, N. Y.
Weatherbest Stained Shingle Co., No. Tonawanda, N. Y.

SHINGLE STAIN
Samuel Cabot, Inc., Boston, Mass.
Lowe Brothers, Dayton, O.

STUCCO
Bishopric Mfg. Co., Cincinnati, O.
Portland Cement Assn., Chicago, Ill.

STUCCO BASE
Bishopric Mfg. Co., Cincinnati, O.
National Steel Fabric Co., Pittsburgh, Pa.

TILE—Floor, Wall and Ornamental
Associated Tile Mfgrs., Beaver Falls, Pa.

VARNISH
Berry Brothers, Detroit, Mich.
Lowe Brothers, Dayton, O.
Pratt & Lambert, Buffalo, N. Y.
Valetine Company, New York City

VENTILATORS
American Blower Co., Detroit, Mich.

WALL BOARD
Asbestos Shingle, Slate & S. Co., Ambler, Pa.
Beaver Board Products Co., Buffalo, N. Y.
Upson Co., New York City

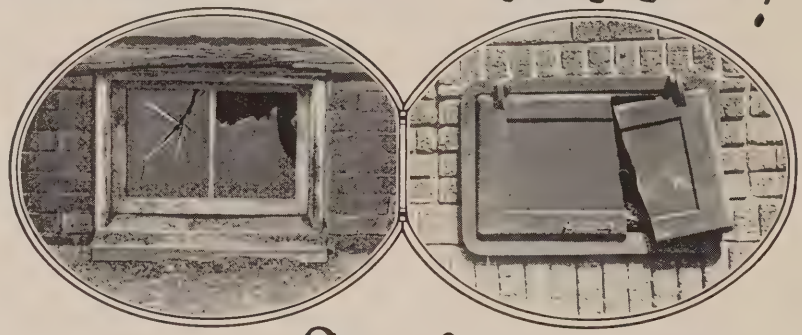
WATER SYSTEMS
Duro Pump & Mfg. Co., Dayton, O.
Kewanee Private Utilities Co., Kewanee, Ill.

WEATHER STRIP
Monarch Metal Products Co., St. Louis, Mo.

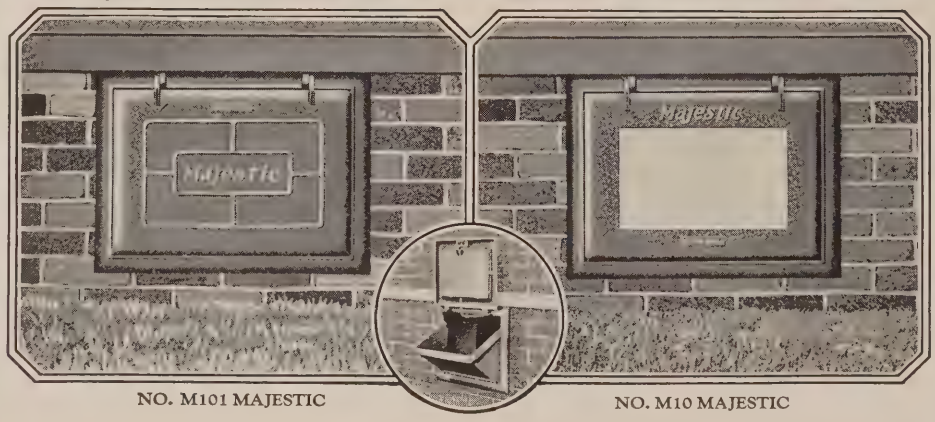
WINDOWS
Detroit Steel Products Co., Detroit, Mich.
Truscon Steel Co., Detroit, Mich.

WOOD STAIN
S. C. Johnson & Son, Racine, Wis.
Lowe Brothers, Dayton, O.
David Lupton's Sons Co., Philadelphia, Pa.
Sherwin-Williams Co., Cleveland, O.

When You Build
Prevent this—and this!



Specify a
Majestic Coal Window



NO. M101 MAJESTIC

NO. M10 MAJESTIC

THE Majestic is the standard of quality by which all other coal windows are compared. Only the Majestic can give you Majestic Service—full protection against damage to your home when coal is delivered—a break-proof, rust-resisting coal window that lasts as long as your home. Be sure to specify the Majestic—and don't accept a substitute.

THE MAJESTIC COMPANY HUNTINGTON, IND.

Majestic Coal Windows are made in styles and sizes for every requirement. More than 5,000 hardware, building supply and lumber dealers sell Majestics. See your dealer or write for literature.

WORLD'S LARGEST Majestic Quality MAKERS OF COAL WINDOWS

Other Majestic Products you need for your home are—Underground Garbage Receivers, Package Receivers, Fireplace Dampers, Ash Dumps, Flue Clean Out Doors. Catalog sent on request.

Your New Home Need Never Have Garbage!

Build the Kernerator into your new home and waste disposal becomes your easiest task. All waste—garbage, sweepings, broken glassware, papers, trash of all kinds—is disposed of instantly, *and without leaving the kitchen.*

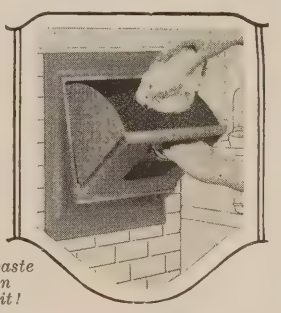
The first cost is the only cost—at the price of a good radio set, you banish the garbage nuisance forever!

All waste, dropped into the handy hopper door, falls to the brick combustion chamber in the basement. There it is air-dried for occasional lighting. Everything but non-combustibles (tin cans, etc.) is burned completely. Non-combustibles are flame-sterilized for removal with the ashes. No fuel required—no upkeep cost. Thousands in use—guaranteed.

The Kernerator can be installed in any of the houses shown in this book. Write us direct, giving design number you have selected—or ask your architect or contractor to do so—and we will show you how easily it can be done. Do this before *letting any contracts, however, as the Kernerator cannot be included or built-in after construction has been begun.*

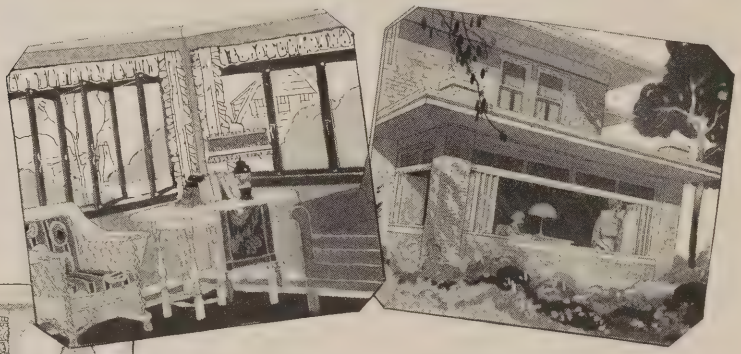
KERNERATOR
Built-in-the-Chimney
Reg. U. S. Patent Office

1070 Chestnut St., - MILWAUKEE, WIS.



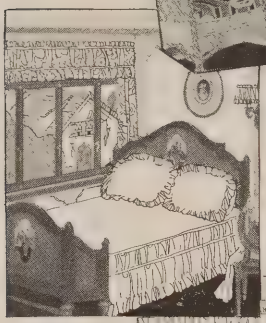
Drop all waste here—then FORGET *it!*

QVALITY LEAVES ITS IMPRINT

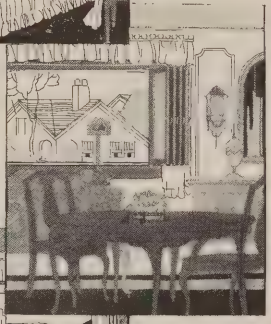


Living Rooms
AiR-Way equipped living rooms may be thrown wide open to the cooling breeze whenever the thermometer begins to climb.

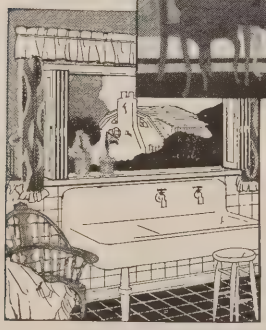
Sun Rooms
Plenty of fresh air or absolute protection against the weather combine to make *AiR-Way* the most perfect enclosure for sun rooms and sleeping porches.



Bed Rooms
The *AiR-Way* equipped bedroom is a warm, sunshiny nook by day and an airy sleeping porch at night.



Dining Rooms
AiR-Way equipped dining rooms afford all the comfort of outdoor dining while retaining the conveniences of the indoor dining room.



Kitchens
AiR-Way equipped windows enable the housewife to quickly convert her hot, stuffy kitchen into a pleasant, breezy porch.

More Light—More Air—
for every room in the house

"In the support of life and the preservation of health," says Chicago's Commissioner of Health, "the importance of sunshine and fresh air cannot be overestimated." Because it floods the entire home with sunshine and fresh air, *AiR-Way Multifold Window Hardware* has been endorsed by health authorities, architects, builders and home owners from sea to sea.

AIR-WAY TRADE MARK

AiR-Way equipped windows slide and fold inside, leaving an unobstructed opening the full width and depth of the frame. They open at a touch, without interference from either screens or draperies, and are absolutely weather-tight and rattle-proof when closed. *AiR-Way* windows may be partially opened, for ventilation, at any point desired.

Write today for Catalog N-4 which explains how easily *AiR-Way* windows can be installed in new homes or used to replace old-fashioned double-hung windows. Most hardware and lumber dealers sell this newest and best of window hardware.

Also makers of "Slidetite"—the original sliding-folding garage door hardware

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Cleveland
Cincinnati
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St. Louis

Richards-Wilcox Mfg. Co.
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Slidetite equipped doors slide and fold inside, *away* from snow and ice, and fold flat against the wall where the wind can't get at them (*Slidetite* may be applied to doors opening out if necessary). They open and close at the slightest touch, and never sag or bind. Yet they fit the opening snugly when closed, securely sealing the garage against the weather. *Slidetite* is sold by leading hardware and lumber dealers everywhere.

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Building a Home? Then Send for this Booklet

IT'S about heating. Not any one system, but facts you want to know about all of them, before deciding on any of them.

The facts are told in letters—real letters—that were written by six different people to a couple who were planning to build.

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Stucco walls of greater strength

Ordinary Stucco — Bishopric Stucco

The enormous tensile strength of Bishopric Stucco is illustrated here. This is just one of the Bishopric guarantees of permanence on the wall.

How Bishopric provides *lasting beauty and protection for* your home

Rare beauty of shade and texture, with permanent protection from the elements are exclusive Bishopric qualities that are being appreciated more and more by those interested in home-building. BISHOPRIC is a super-stucco with greatly increased strength, thus providing durability and protection so vital to every building, whether it be large or small. In Bishopric only can be obtained the wide variety of beautiful shades and textures now demanded by those who appreciate the best. With Bishopric, beauty and protection go hand in hand.

Tensile strength tests show BISHOPRIC far superior to other stuccoes.

BISHOPRIC is fireproof, magnesia rock used is the same as that used to line furnaces and smelters — Tremendous heat has no effect on it.

BISHOPRIC is thoroughly water-proofed by a secret process shutting out moisture, cold, heat, wind and vermin.

BISHOPRIC Insulation Qualities are practically perfect, retarding heat and cold, eliminating objectionable noises.

BISHOPRIC requires no painting or renewing—A wall built to stand for generations.

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Bishopric Stucco endures in every clime, retaining its strength and original color in temperatures of either extreme. Economical in original cost, negligible in upkeep, warm in winter and cool in summer, BISHOPRIC STUCCO over BISHOPRIC BASE not only wins friends but keeps them. And no wonder, for it yields itself to any form and endures from generation unto generation.

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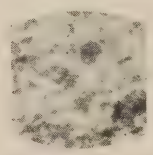
Ordinary Stucco



The average stucco being marketed today is extremely porous and therefore NOT WATER-PROOF. Notice the spongy porous formation in this enlargement and compare the density of Bishopric shown below.

Bishopric Stucco

BISHOPRIC STUCCO *over* BISHOPRIC BASE

"A Complete Wall Unit for all Time and Clime"

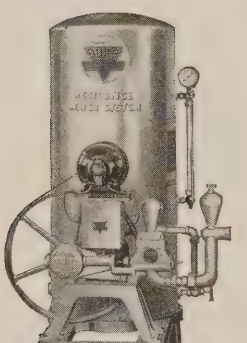
DURO GUARANTEES SATISFACTORY WATER SERVICE

Your Water Supply

Do your plans include water piped under pressure to bathroom, kitchen and laundry? If the water is "hard" have you provided soft water for bath, sink and tubs?

No matter where your new home is to be built, you can have water under pressure, at the turn of a faucet, "just like city water service."

DURO Water Systems



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But Duro offers more than just a water system or water softener. Duro has perfected an Advisory Service to help you solve your water supply problem correctly. Duro assumes the responsibility for every installation made in accordance with its recommendations.

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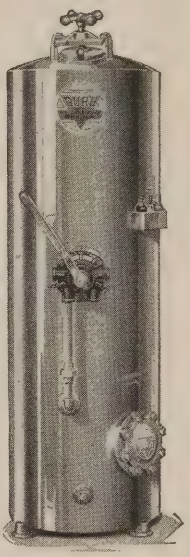

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This attractive Dutch Colonial House is one of the 104 beautiful houses in our "Face Brick Bungalow and Small House Plans." Many home-builders in all parts of the country have written us that this is the finest collection of house plans they have ever seen.

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THE superior merits of Face Brick as to durability, fire-safety, and beauty over other building materials are so clearly recognized that many home-builders jump to the conclusion that the cost of a Face Brick house must be beyond their means.

Yet it is a fact—surprising as it may seem—that Face Brick is, in the long run, the most economical material and the best insurance for the future value of your home-building investment.

The basic facts about home-building are fully discussed in **"The Story of Brick,"** an attractive booklet with beautiful illustrations of modern homes and packed with information of value to every prospective home-builder. Sent free on request.

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We have the complete working drawings, specifications, and masonry quantity estimates at nominal prices.

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The fire-resisting qualities of HERRINGBONE walls make it doubly valuable in any type of construction. And the economy with which it may be used commends it to home builders who demand the most for every dollar expended.

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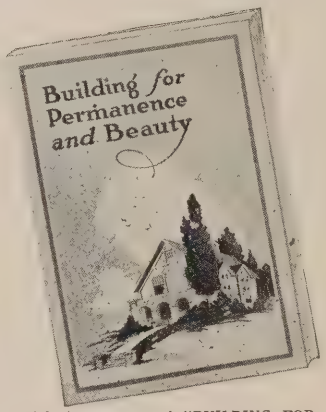

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This Book is the work of experts—illustrated in color. Gives covering capacities, includes color charts, etc. Use coupon below.

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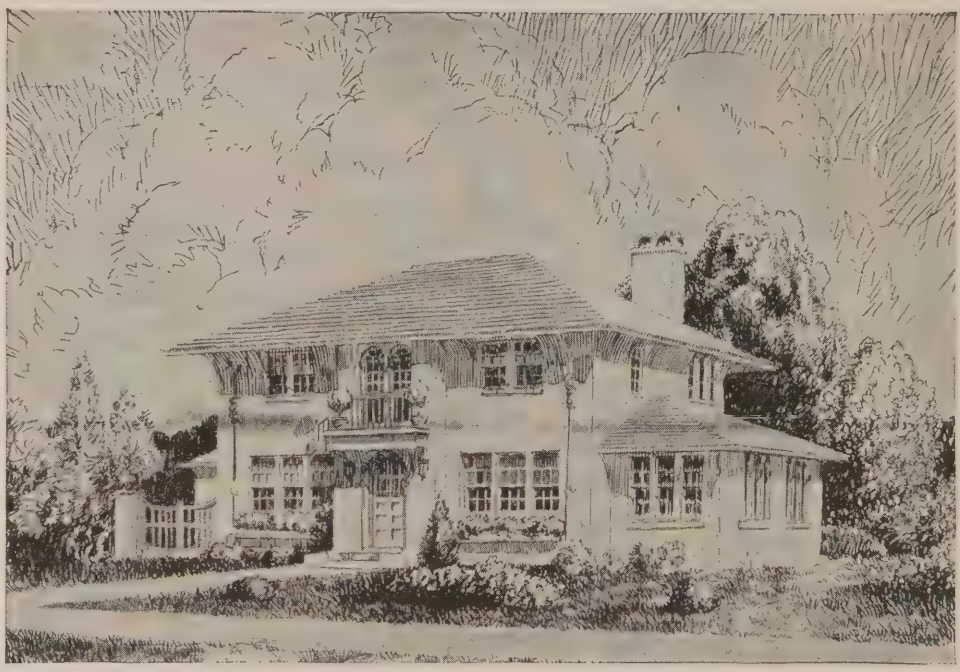

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You will find it in our new booklet, "Plans for Concrete Homes," which shows forty ideal homes ranging in cost from $3,000 upwards.

The plans represent the work of some of the best residence architects in America. Their names appear on the plans—a guarantee of genuine worth. Good architects save money for homebuilders. Any plan you select from this book will save money for you.

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Portland cement stucco, applied to concrete block, is an ideal wall finish. It never needs painting or replacement, but grows stronger and more beautiful with age. It can be applied in a great variety of textures and colors, to suit every taste.

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You can get any plan shown for five dollars. And the price of the booklet is only fifty cents. Send for it now—before you forget.

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A National Organization to Improve and Extend the Uses of Concrete

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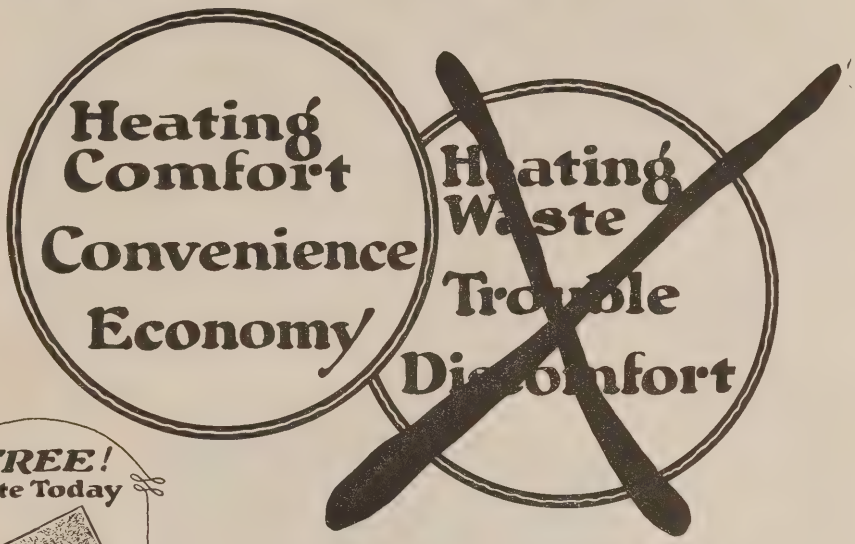

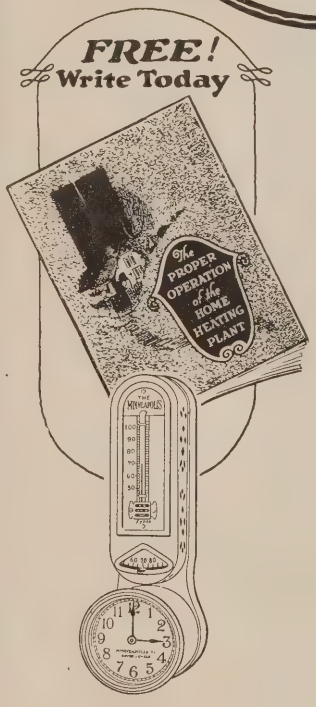

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The Minneapolis Heat Regulator in your home means a uniform temperature at all times. It takes complete charge of any heating plant burning coal, gas or oil, automatically opening and closing dampers, drafts or valves to maintain healthful, economical day and night temperatures. Pays for itself many times over in fuel saved.

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Messrs. A. H. Heimbach & Co.,
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1611 University Avenue,
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Gentlemen:
Your incinerator is one of the best I have seen.
Yours very truly,
George H. Nettleton,
State Fire Marshal.
By E. J. H.
Deputy State Fire Marshal

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Dear Sir:
I congratulate you for having invented an incinerator where the combustion is perfect and can cheerfully recommend your incinerator to all those who are interested.
Yours very respectfully,
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Gentlemen:
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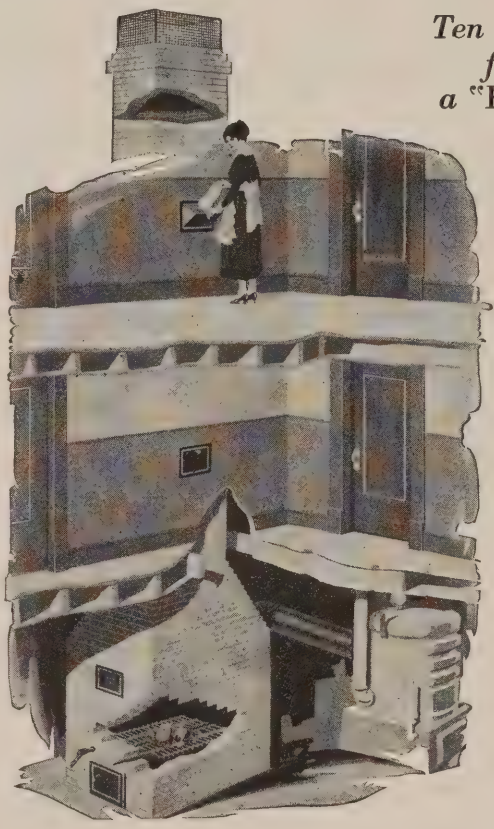
Respectfully yours,
J. Brierley.



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No Home Complete Without One

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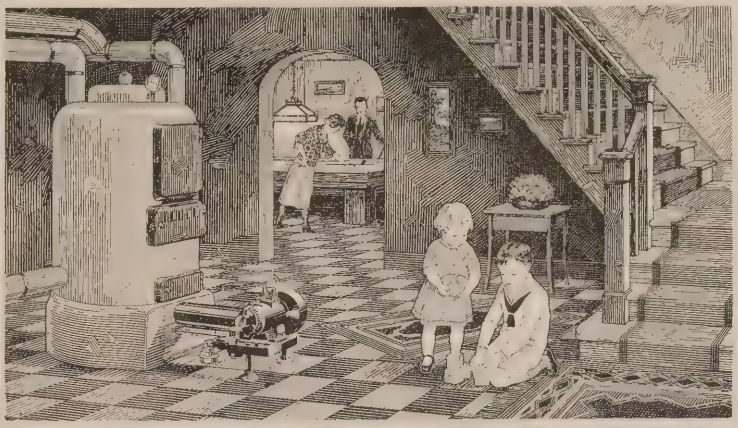

No attention,
No Work, yet

ALL THE HEAT YOU WANT

This modern way of home-heating, by the simplest, most thoroughly proved automatic oil-burner in the world. No dirt, smoke, ashes. Your basement clean for use in daily living.

If you're planning to buy or build a home—if you own your home today—here are facts you cannot afford to overlook. The modern way to have cold weather comfort—all the heat you want—with astonishing savings of work and trouble and actual expense.

In the first place, no coal or ashes to bother with—no furnace to be tended. This saves house-cleaning bills and the wages of a furnace-man—or your own time, which is worth more. And it gives you the use of a clean, pleasant basement for actual living rooms.

For here is an oil-burning system that automatically controls your heat — without thought or attention on your part. The name is KLEEN-HEET. It is reliable, thoroughly *proved*—over 15,000 in use today. It is the simplest automatic oil-burner in the world. Send today for full information. Note these important reasons why it is the best way of heating you can buy: 1. Kleen-Heet is completely automatic. 2. Kleen-Heet is quiet in operation. 3. Kleen-Heet is simple, and substantially built—guaranteed against imperfect materials and assemblage. 4. No oil storage in your basement. 5. Kleen-Heet burns straw-colored gas oil, low grade kerosene or distillate. 6. Practically 100 per cent heat value from oil. 7. Kleen-Heet can be installed in practically all present types of heating plants. 8. Kleen-Heet is listed as Standard by the Underwriters' Laboratories. 9. Kleen-Heet is endorsed by thousands of home owners.

Kleen-Heet

Automatic Oil Burning Systems

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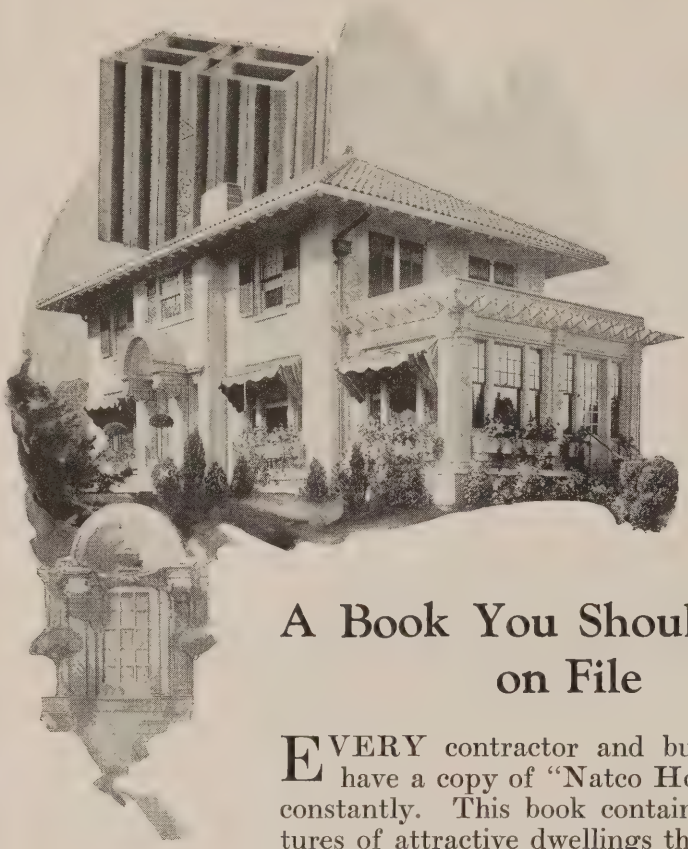

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A Book You Should Have on File

EVERY contractor and builder should have a copy of "Natco Homes" on file constantly. This book contains many pictures of attractive dwellings that have been built of Natco Hollow Tile. Last year over ten thousand of these books were mailed to building prospects who requested a copy in answering our advertisements in general publications. This represents real interest that may prove profitable to you. Write for a free copy of "Natco Homes" today.

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The Lowe Brothers Dealer in your town can offer you a real service. Ask him about our Free Decorative Service, with its expert decorating suggestions and advice.

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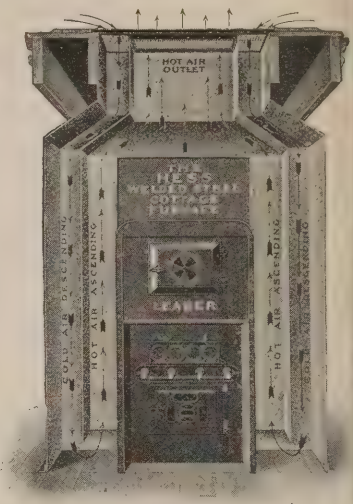
Heat the Hess Way

The Hess Pipeless Welded Steel Furnace



WARMS the whole house with one register. No horizontal pipes in basement. Suitable for a large class of bungalows, cottages, etc.,—and in the warmer climates, for larger buildings.

Made in four sizes. Burns anything—
Delivers all the heat.

THE HESS SNOW WHITE STEEL MEDICINE CABINETS AND MIRRORS

SUITABLE for the finest bathrooms—Sanitary—clean—durable and beautiful. Made in three styles and five sizes—to recess or hang on wall. Finished in Snow White, baked enamel—which will not scale nor crack.

Send for illustrated booklet and prices

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To Recess

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To Hang on Wall

STYLE "F"
To Recess

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Heat Your House the Hess Way

Hess Welded Steel Furnaces are the product of fifty-two years of furnace-making experience.

They are DIFFERENT—and are better than ordinary furnaces, with a reason for every point of difference. They mean health and comfort in the homes—cleanliness and economy in heating.

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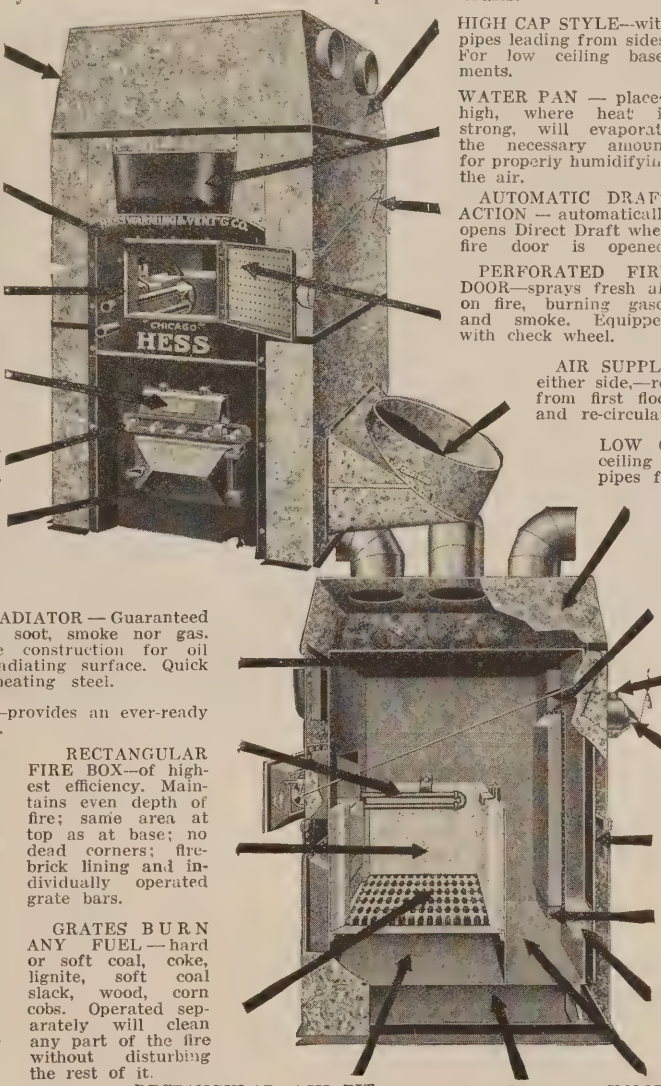

HIGH CAP STYLE—with pipes leading from sides. For low ceiling basements.

WATER PAN — placed high, where heat is strong, will evaporate the necessary amount for properly humidifying the air.

AUTOMATIC DRAFT ACTION — automatically opens Direct Draft when fire door is opened.

PERFORATED FIRE DOOR—sprays fresh air on fire, burning gases and smoke. Equipped with check wheel.

SEND us rough sketches of your floor plans and our *Service Department* will design for you, without charge or obligation, a heating system guaranteed to be successful.

AIR SUPPLY COLLAR — on either side,—returns cooled air from first floor for reheating and re-circulation.

LOW CAP STYLE—for high-ceiling basements; permits pipes from top, most efficient.

DIRECT DRAFT — connects directly with chimney; at top of radiator, creates strong draft for emergency use.

SMOKE PIPE OUTLET — direct and straight,—no crooked flues to clog and reduce heating efficiency.

CHECK DRAFT — admits air directly into smoke outlet, effectively checking fire. Operated from above by chain.

INNER CASING — creates double air-space around furnace. Insulates against loss of heat to basement

INDIRECT SMOKE OUTLET — The heat goes to top of furnace and is saver,—the cooler smoke settles and escapes at the bottom,—no heat wasted.

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AIR SPACE under entire furnace permits equal distribution.

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This Magazine has a wealth of valuable experience behind it, having been recognized for over 25 years as an authority.

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Home Building Made Easy

By Samuel N. Reep

IF you want to build a home and have only a small amount of cash, here are some of the practical ways to secure the necessary capital, which will make home building easy.

Before you select a plan; before you decide upon the kind of home you want to build; study your financing proposition carefully. Do not trust to hearsay —get the counsel of people who make planning, building and financing, a business. It will save you money in the end.

"How much money can I borrow, where and how can I borrow it?" Many men and women do not know that they can borrow most of the money needed to build their home. Before discussing how much you can borrow, you should ask yourself the question, how expensive a home can I afford to build? If you obligate yourself for a home that is too expensive for your pocketbook, you may have grief in making your payments. Let me ask how much rent you have been paying. Budget experts have figured out that we are justified in paying from one-fourth to one-fifth of our income in rent. If you have been paying one-fifth of your income in rent for which you have only a bunch of rent receipts, it is probable that you can put one-fourth, or even more, of your income in payments for which sometime you would have a warranty deed. The percent of one's income that can be put into a home, depends on two things; first, the amount of the income, and second, the amount which your experience proves consistently that you can lay aside each month after deducting all other expenses.

I believe a man is justified in building a home for which he can pay in about fifteen years. If he has saved one-fifth the value of his home, it is my opinion that he should be able to pay the balance in about twelve years. Take a $5,000 home on which $1,000 has been paid down. The balance, $4,000, should be paid in twelve years, or in 144 equal monthly payments. To find the monthly payments on principal, divide the balance, $4,000, by 144. This makes the monthly payments on principal nearly $28. Figuring the interest at 6% the first interest payment is $20. Adding to this amount about $14 per month for taxes, insurance and upkeep, you have a total of $62 per month. Thus you can figure out for yourself if a $5,000 home is too expensive for you or if you could well afford a better home. On the basis of these figures the payments every month become smaller, for the interest on the principal payment stops. This is as it should be because as the house grows older, the payments become smaller.

How Huch to Borrow?

Having decided how expensive a home you can afford to build, you will next want to find out how much you can borrow and on what terms. If a man proves that he is able to save a little money for a start, he proves also to the money lender that he is able to make the payments on his home. You must now prepare to talk to the money lender intelligently. In order to do so you must have definitely in mind the plans, specifications and some definite information from a reliable building contractor as to the building cost of the proposed home. You will then be in a position to show the money lender that you are able to make your monthly payments and that the amount for which you ask will be enough to finish the building and to pay all bills thereon. You now come to the fundamental question: How much money can I borrow, where and how can I borrow it? It will be well at this point to remember that you can get the advice and counsel of your banker whom you know, or of one or more reliable men in the community with whom you are acquainted.

Getting a Title

While conditions in the different states of the United States may vary slightly

one from another, the following will be found to be generally true. There are two customary ways to handle the title when financing the building of a home. On the one hand you will have the deed and will give one or two mortgages, called first and second mortgages. On the other hand the financing company takes the deed and gives you a contract for deed. If you need to borrow only about one-half the value of the home, it is best for you to keep the deed and give a first mortgage to cover the other half. Financing companies usually loan about one-half the value of a home on first mortgage. This includes the value of both house and lot combined. If only a little more than one-half the value of the home is needed, then it may be advisable for you to keep the deed and give a first and second mortgage. To find out which way is the better to finance your home, you must understand the following principle: "The greater the security you can give for the money needed, the less the money will cost you."

What Interest Rate?

It will usually cost you less to borrow the money under a contract for deed than under a second mortgage. Nearly everywhere a commission is charged the borrower for the money. The amount of commission differs in different localities, ranging from about 1% to 4% on first mortgages and from 5% up on second mortgages. Contracts or second mortgages are not made or purchased regularly by first mortgage companies. They are purchased mostly by private parties who charge all they can get. It is necessary, therefore, to make a very thorough investigation of the total costs of the second mortgage or contract for deed before signing up.

Since the commission rate on first mortgages is much less than on second mortgages or contracts for deed, it is advisable to get as large a first mortgage as possible, thereby reducing the amount of the second mortgage. To do this it frequently is possible to obtain a private loan from some relative or friend who has confidence in you and would be willing to let you have the money needed above the first mortgage and at a reasonable rate of interest. In this way you can save a large commission which you otherwise would be required to pay on a second mortgage. In some cities public spirited citizens have organized home financing corporations for the purpose of financing homes above the first mortgage. Wherever there is a home financing corporation of this character, it will be advisable for you to see them.

Small Payment Down Not Desirable

Some people think when they buy a home with $100 or a small amount down and the balance on contract that they are paying much more than the usual commissions in the increased cost of the home. If you buy a home for $5,000 with only $100 down, you would probably get the home from $500 to $800 less if you had all cash. If a man builds houses to sell on easy terms, he has to charge enough extra for the home to cover the cost of his first mortgage and the discount of his contract.

The usual requirements of money lenders when making building loans where the money is advanced to pay bills when they come due, are that the amount of money borrowed will be sufficient to complete the building and pay all bills for labor and material so that no liens for labor or material can be filed against the property. In most states such liens would be prior to even the first mortgage. Do not begin building before you have thoroughly investigated your financing problem. The more careful study you put on your home in the beginning, the more dollars you will save in the end. But remember, you can go to seed thinking about it. Make a definite start and do it now.

N. B. The author of this article, Mr. Samuel N. Reep, is president of the Home Financing Corporation and the Home Building & Loan Association of Minneapolis, Minnesota, and has a national reputation as an authority on the subject of financing the home.

Plan Service

KEITH'S working plans come to you in the form of blue prints made from original tracings. Every detail of these plans covering design, construction and materials to be used has been tried and tested in actual building practice. Keith's Plans, therefore, are as near perfection as human ingenuity and 25 years' experience in designing superior homes can make them.

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Each set of plans is accompanied by a complete specification which gives directions for all the construction work and specifies the kinds and grades of the materials necessary for building the home. The materials specified are reliable. They are known thru many years of actual experience to be the best for the particular use to which they are specified and are also selected for the most economical cost of building.

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Each purchaser of a Keith plan is entitled to all of the architectural advice and council necessary for the proper construction of the building. He receives not only a full set of specifications but also a blank contract and bond ready for execution. During the course of the construction of the home, clients are invited to take up with Keith's plan department any matters pertaining to the building. No additional charge is made for this service.

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Home Builders have frequently found out that mistakes in plans often prove costly. Keith's Plans are very carefully checked before they are delivered, and this fact, together with the further fact that the plans have stood the acid test of actual building, reduces to a minimum the hazard of error in measurements. This is a most important consideration and is a necessary safeguard to the owner's interests.

Keith's Plans include a full set of blue print working drawings made at the architectural working scale of ¼-inch to the foot and include all four elevations, basement, first and second floor plans. Interior details are furnished including large scale drawings of stairway, fireplace, mantels, book cases, French doors, cupboards and special features which cannot readily be shown on elevation plans. Exterior details include main wall section, cornice and porch details and window construction.

When you build, safeguard your investment (which oft-times means a life's saving) by choosing the right type of home and a good design. Secure plans that are competently drawn, plans in which you can have every confidence. This is quickly and easily accomplished with Keith's Plans. They will enable you to get better and more dependable figures from contractors.

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Gentlemen:

I have received the plans and find that our wishes are carried out perfectly. I am more than pleased with them and also with the way you have handled this matter.

I assure you that I will be only too glad to recommend your service to my friends.

Yours very truly,
GRACE M. HANSEN.

* * *

Danbury, Conn.

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Minneapolis, Minn.

Gentlemen:

Plans and specifications arrived in good condition. They are complete in every detail and it will be a pleasure to me to recommend your service to any prospective builders I may know.

Very truly yours,
FRANK WITTLAND.

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Minneapolis, Minn.

Gentlemen:—

You have made a first class set of plans for me and have been very good about giving me information relative to building. I feel that your charges are very reasonable. You will also be interested in hearing that many favorable comments have been made on your plans.

Very truly yours,
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* * *

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Minneapolis, Minn.

Gentlemen:

I wish to inform you that plans have been received and are very satisfactory.

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Minneapolis, Minn.

Gentlemen:

Everyone that has looked at our plans seemed as well pleased as ourselves. I shall send you a picture of our new home and also wish to mention that I appreciate your very reasonable charge for plans.

With all best wishes for your success, I remain,

Yours very truly,
R. ARTHUR SCHIMPFF.

* * *

Farmington, Minn.

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Minneapolis, Minn.

Gentlemen:

We are more than pleased with our home, which you planned. It is regarded as splendid by all our friends and admired by all who have seen it. It is pleasant to live in and most convenient.

Yours respectfully,
JOSEPH A. WEISBRICH.

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Yours truly,
AUGUST MOSER.

* * *

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Gentlemen:—

We like the De Luxe book of plans very much, and will not be ashamed to hand it to our most *exacting* prospect.

Respectfully,
C. J. CHIDESTER, *Bldg. Cont.*

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Very sincerely yours,
O. H. ANTES.

* * *

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Yours truly,
EDW. R. WALTER.

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Minneapolis, Minn.

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Yours truly,
EDWARD REED.

* * *

New York City

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Minneapolis, Minn.

Gentlemen:

I do not know of a magazine on home building that I would rather receive than Keith's. It is splendidly written, and your ideas are great. Just this one magazine alone was worth to me many times the cost of the subscription.

Yours sincerely,
B. A. LARGER,
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K1779	198	25.00
1797	29	55.00
1907	168	25.00
1909	195	25.00
1911	110	15.00
1912	101	25.00
1916	99	45.00
1918	42	25.00
1921	57	30.00
1924	210	10.00
1927	120	15.00
1933	189	15.00
1934	152	25.00
1935	64	40.00
1937	65	25.00
1938	52	35.00
1941	71	25.00
1942	68	25.00
1944	188	20.00
1946	21	45.00
1948	46	40.00
1949	49	25.00
1951	104	25.00
1952	161	20.00
1953	73	30.00
1957	126	25.00
1959	58	25.00
1963	84	30.00
1967	78	65.00
1969	62	35.00
1970	53	45.00
1972	39	30.00
1974	113	20.00
1976	137	20.00
1977	133	30.00
1979	151	20.00
1981	125	20.00
1983	193	15.00
1984	160	15.00
1985	200	10.00
1987	103	15.00
1988	187	20.00
1989	105	30.00
1990	207	15.00
1991	158	15.00
1992	216	20.00
1993	115	40.00
1994	182	25.00
1995	144	25.00
1996	38	30.00
1998	43	35.00
1999	109	30.00
2000	19	65.00
2001	82	30.00
2003	34	60.00
2006	77	35.00
2007	31	35.00
2008	17	115.00
2011	76	40.00
2013	30	45.00
2014	35	45.00
2015	72	55.00
2017	206	25.00
2018	185	20.00
2019	169	30.00
2020	215	20.00
2021	209	25.00
2022	192	25.00
2023	199	25.00
2025	81	35.00
2027	56	25.00
2030	138	35.00
2033	112	15.00
2034	177	25.00
2035	79	35.00
2037	166	35.00
2038	106	25.00
2039	145	20.00
2040	108	30.00
2041	27	45.00
2042	90	40.00
2043	147	30.00
2046	107	20.00
2047	48	60.00
2048	146	20.00
2050	202	35.00
2051	88	30.00
2052	89	35.00
2055	47	30.00

Send All Orders and Remittances to

KEITH CORPORATION, Architects, Minneapolis, Minn.